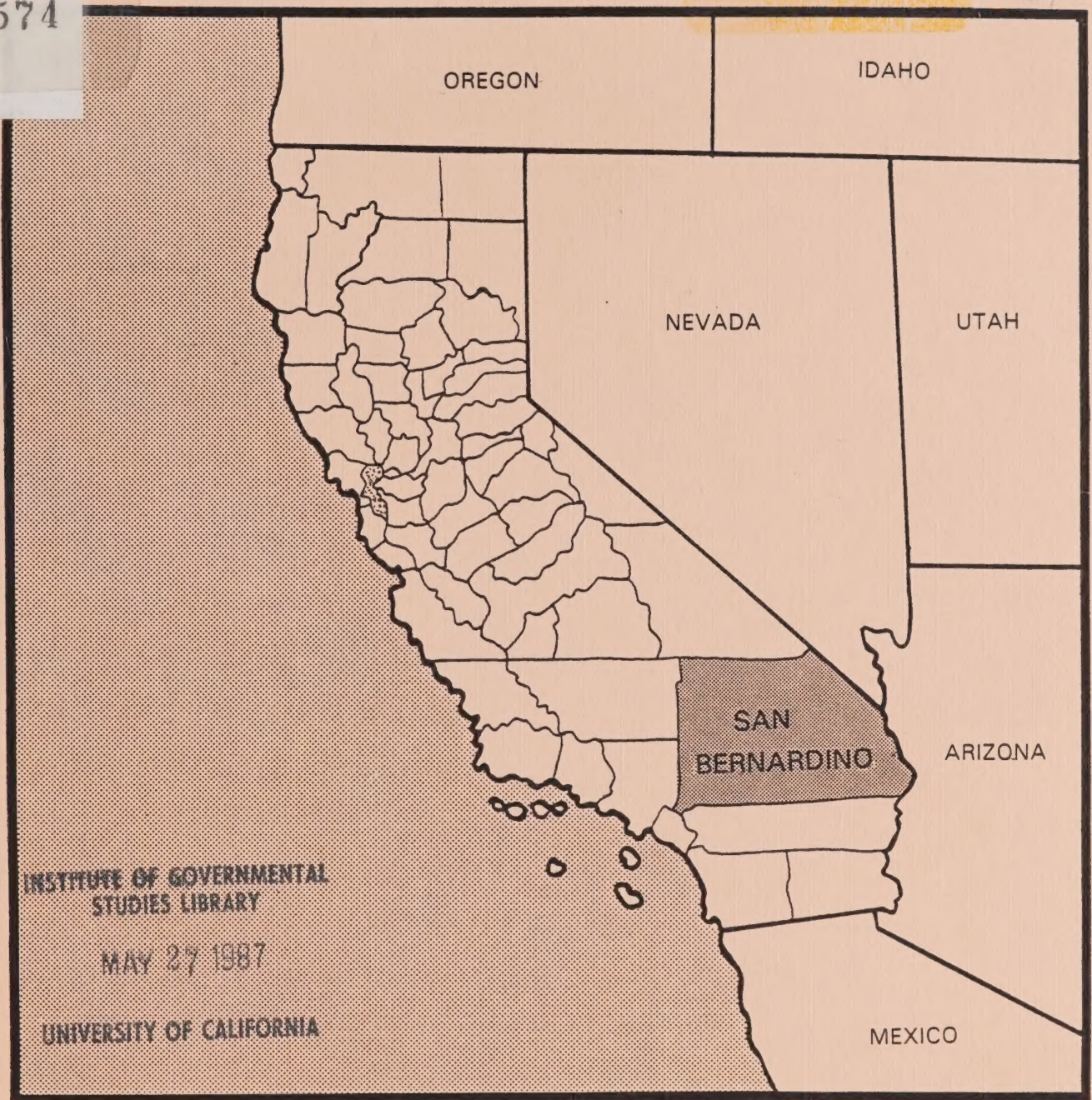


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# SAN BERNARDINO COUNTY CONSOLIDATED GENERAL PLAN

OFFICE OF PLANNING  
LAND MANAGEMENT DEPARTMENT  
ENVIRONMENTAL PUBLIC WORKS AGENCY

ADOPTED  
JUNE 1979  
UPDATED REPRINTING 1986





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COUNTY OF SAN BERNARDINO  
ENVIRONMENTAL  
PUBLIC WORKS AGENCY



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County Building Official

# LAND MANAGEMENT DEPARTMENT

385 North Arrowhead Avenue • San Bernardino, CA 92415-0180

March 25, 1987

To: All Users of the San Bernardino County General Plan

Re: Updated reprinting of General Plan Text

Since it's adoption in 1979 the Consolidated General Plan Text has been amended numerous times. These amendments have included substantive policy changes as well as data and reference updates. All textual amendments adopted by the Board of Supervisors through December 22, 1986 have been incorporated into the attached updated reprinting.

Should you have any questions regarding this reprint please contact the General Plan Team at 387-4110.





SAN BERNARDINO COUNTY  
CONSOLIDATED GENERAL PLAN

JUNE 1979

(UPDATED REPRINTING DECEMBER, 1986)

BOARD OF SUPERVISORS

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1978-79

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Civic Organization  
Civic Organization  
Conservation Groups  
Builder  
Utilities  
Municipal Advisory Council  
Homeowners Association  
Retired Persons  
Civic Organization  
Chamber of Commerce  
Press  
League of Women Voters  
Municipal Advisory Council  
Bar Association  
Surveyors & Engineers

The Countywide Planning Advisory Committee was appointed by the Board of Supervisors to review the Planning Department Streamlining Program and advise the staff, Planning Commission and Board of Supervisors regarding the Consolidated General Plan and Implementation System. The Committee met first on May 15, 1978, and held numerous meetings during the following year, reviewing many facets of the proposed system. On June 6, 1979, the Committee voted to support and endorse the overall system concept and structure as modified by numerous public meetings and hearings. It also recommended a transition year following adoption of the Consolidated General Plan during which specific aspects could be reconsidered, if necessary, under certain circumstances, and various County departments would report back on implementation of the plan. These recommendations were endorsed by the Planning Commission and incorporated by the Board of Supervisors into the Resolution of Adoption, which may be found immediately before the Table of Contents in Section 1.





1978 - 1979

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NOTE: The development of this system has extended over several years and many more staff members have contributed to this project than can be properly credited. The above list is limited to persons who had direct responsibility for significant portions of the work during Fiscal Year 1978-79, when the Consolidated General Plan was adopted. Special acknowledgement is extended to former Assistant Director Patricia Nemeth, whose ideas helped shape the early formulation of the new system: former Deputy Director Donald G. King, whose energies contributed significantly to the adoption of the Consolidated General Plan; and to the geographic planning teams for their extra efforts during the Plan's development.





## GENERAL PLAN UPDATED REPRINTING 1986

Since its adoption in 1979 the Consolidated General Plan Text has been amended numerous times. These amendments have included substantial policy changes as well as data and reference updates. All amendments adopted through December 22, 1986 have been incorporated in the following updated reprinting of the text. This reprinting was accomplished by the following staff.

### OFFICE OF PLANNING

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Steve Wilson, Countywide Division Chief  
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# EXECUTIVE SUMMARY



Under California law, County government must furnish many services to people and their property, which cannot be provided by other public and private organizations. The County must prepare and implement long-range plans for the development of its communities and protection of its natural resources. In San Bernardino County the need for these planning services is strongly influenced by its size and geographical diversity. Containing over 20,000 square miles, San Bernardino County encompasses three distinct geographical regions: an urbanizing valley linked to the Los Angeles Metropolitan area; a rugged alpine mountain range containing lakes and resorts; and a vast, sparsely settled desert. The Mountain, Valley and Desert regions all contain natural resources that are unique to their areas. Each region consists of many communities and individual economic, social and environmental needs, values and conditions.

Recognizing the diversity of regional needs within San Bernardino County, in 1975, the Planning Department (now Land Management) began an analysis of ways to improve its planning services. The year 1977 marked the first in a series of changes. The Department was reorganized into regional planning teams: Mountain, Valley (East and West) and Desert; thereby increasing the planner's accessibility and responsiveness to the public. In 1978 changes were made that reduced application processing time, and in effect, private and public development costs. Merging the Environmental Analysis Section with the Land Management Department reduced the processing time even further.

Until now, citizens, private organizations and other public agencies have had to use over 40 general plans and ordinances, prepared at different times and for different purposes, in order to understand County land use policies and regulations. The new Consolidated General Plan and Implementation System replaces these existing general plans and ordinances; reconciles contradictions between existing plans and ordinances; sets a common format for the discussion of planning issues and statements of goals, policies and action items; and recognizes differing regional and community needs, values and conditions through its structural organization. The new planning system is divided into three types of documents:

- (1) The General Plan

- (2) The Community Plans and Specific Plans (under separate covers, except for retained portions of Community General Plans)
- (3) The Development Code (under separate cover)

The General Plan represents San Bernardino County's official position on development and resource management. The County's position is articulated through the goals, policies and action items regarding the County's physical, social and economic environments, both now and in the long-range future (5 to 20 years). Background information and documentation for the General Plan may be found in the Technical Appendices List (each item bound under separate cover). The Countywide Diagram and the regional maps accompanying the General Plan graphically illustrate policy. The Countywide diagram depicts future urban, rural, and rural conservation areas. The regional maps outline land uses, and identify major transportation routes and selected conditions that affect development (such as earthquake fault zones).

The Community Plans, under separate covers, implement the General Plan within individual, unincorporated communities and spheres of influence. Community Plan maps project land uses for approximately five (5) years into the future and the community plan text notes all regulations and conditions that affect each parcel of land. Typically, these regulations will be countywide development standards, contained in the Development Code, modified by special standards contained in the Community Plan. The first fourteen Community Plans or Specific Plans have been prepared for the unincorporated communities of Agua Mansa (Specific Plan), Bloomington, Chino Hills (Specific Plan), Crest Forest, Joshua Tree, Lake Arrowhead, Lytle Creek, Morongo Valley, Oak Glen, Hilltop, East Loma Linda/West Redlands, West Valley Foothills, Yucaipa and Yucca Valley. The following Plans are now being prepared or are scheduled to begin: Phelan, Hesperia, Bear Valley Communities, Newberry Springs, Highland, East Valley Corridor, East Redlands and Twentynine Palms.

The Development Code, under separate cover, identifies permitted land uses by land use district, development standards and application procedures. The basic land use districts that apply throughout the County may be modified by the Community Plans, permitting local flexibility. Overlay districts provide special standards for areas of environmental concern, (such as geologic or flood hazards) and additional land uses (such as horse raising or mobilehomes).

Overall, the creation of the new planning system represents the culmination of over three years of intensive effort to make the planning process simpler, more efficient and responsive to the varying needs of each region and community.

## RESOLUTION OF ADOPTION

June 26, 1979

WHEREAS, San Bernardino County had adopted over forty Community General Plans and Countywide General Plan Elements, many of which are now out of date and contain overlapping proposals and inconsistencies; and

WHEREAS, the Office of Planning, in culmination of a three-year effort to clarify, update and streamline the County planning process, has consolidated these previously adopted plans into a single comprehensive plan; and

WHEREAS, numerous public hearings, regional meetings and presentations of the Consolidated General Plan have occurred, and substantial input has been received from various organizations, governmental agencies, industry, business and the lay public which has assisted in making a series of improvements to the published draft plan; and

WHEREAS, an overall Environmental Impact Report has been prepared assessing the impact on the environment which would occur if the current plans were replaced by the Consolidated Plan. This Environmental Impact Report was considered and addressed as a series of public hearings and review of the Environmental Impact Report determined that implementation of the Consolidated General Plan will not significantly alter environmental trends allowed by the current General Plans. The Environmental Impact Report adequately described environmentally significant land use impacts that are presently occurring and that could continue under the new Consolidated General Plan; and

WHEREAS, the San Bernardino County Planning Commission had conducted eight public hearings to receive public input and on June 14, 1979, did unanimously recommend both adoption of the Consolidated General Plan as modified and certification of the Environmental Impact Report;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Bernardino, State of California endorses and adopts the Consolidated General Plan as modified with the following stipulations:

- A. During the period of one year after adoption of the new Consolidated General Plan, a property owner shall be entitled to a hearing at no fee concerning any changes perceived in the rights enjoyed under the previous General Plan, if this change was not pointed out and discussed at any of the public hearings during the Consolidated General Plan adoption process at which the property owner appeared or was represented.

If a new Community Plan occurs during the year for the area of concern, then the property owner's request for reconsideration shall be included with that Community Plan hearing process.



- B. The Board of Supervisors hereby directs the Environmental Improvement Agency, the General Services Agency and the Public Works Agency to direct the appropriate departments to develop plans to enforce the provisions of the General Plan applicable to their departments and to submit these plans to the Board of Supervisors for approval during the 1979/80 fiscal year.
- C. Resource based Community Plans will be adopted to mitigate the significant adverse effects identified in the Environmental Impact Report.
1. The Consolidated General Plan shall replace all General Plan Elements and Community General Plans adopted before January 1, 1979, except as follows:
    - a. The Joint Utilities Management Plan (JUMP) siting criteria checklist and siting analysis maps.
    - b. Solid Waste Management Master Plan.
    - c. Certain portions of some Community General Plans as specified in the Community Plans Section of the Consolidated General Plan and Implementation System will remain in force until replaced with a new Community Plan.
    - d. All previously adopted Community Plan and Countywide General Plan Elements will be utilized as a primary reference to assist interpretation of the Consolidated General Plan for a period of one year.
  2. The San Bernardino County Board of Supervisors has reviewed and considered the information contained in the Environmental Impact Report and now certifies that the final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the Environmental Administrative Guidelines for Local Entities.

PASSED AND ADOPTED BY THE Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS: McElwain, Hansberger, Townsend, Hammock, Mayfield  
NOES: SUPERVISORS: None  
ABSENT: SUPERVISORS: None

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# CHAPTER 1



## INTRODUCTION

### BACKGROUND

San Bernardino County encompasses an area of over 20,000 square miles. Except for certain Alaskan boroughs, it is the largest county in the United States. Within its boundaries are three distinct geographic regions; an urbanizing valley linked to the Los Angeles metropolitan area; a rugged, alpine mountain area serving residential, recreation and resource conservation interests; and a vast, sparsely settled desert. Each of these regions contains many separate communities reflecting a wide variety of economic, social and environmental needs and conditions to which County government must respond.

Under California law, County government must furnish a wide array of services to people and their property which cannot be provided by other public or private organizations. Among its responsibilities, the County must prepare and carry out long-range general plans for the development of its communities and protection of its natural resources. To cities and other governments bearing direct control over development, these plans are advisory. But, to the unincorporated areas which encompass over 19,000 square miles, they are the foundation for regulation of development. To meet planning obligations for an area as large and diverse as San Bernardino, County government adopted over 40 general plans and numerous ordinances in recent decades. These "blueprints for the future" were prepared at different times and for various purposes. Together, they accomplished many worthwhile results by influencing the direction and character of development and conserving limited resources. Because these plans were blurred with age, overwhelming in number and confusing to use, the County consolidated them into a single, comprehensive package.

### PURPOSE

The Consolidated General Plan and Implementation System consists of the General Plan, Community Plans, and Development Code. The General Plan (generally referred to as the Consolidated General Plan) is intended to serve as a guide to government at all levels and to private enterprise, community groups and individual citizens for coordinating plans and actions which affect future development and the environment. It is meant

to accomplish this both through the use of the General Plan document itself as a common reference tool, and through the more direct guidance provided by the Community Plans and Development Code. The Community Plans are tailored to the specific needs of individual, unincorporated communities. The Development Code provides new procedures for simpler, more efficient review of development proposals.

Together with the Community Plans and Development Code, the General Plan has been designed to:

1. Create an effective planning system which is both efficient and responsive to citizens' needs;
2. Devise direct methods to recognize differing regional and community conditions and values;
3. Meet the requirements of State law;
4. Reduce public and private costs of the development process, and
5. Provide a well-coordinated approach for periodic modification of the system.

#### STRUCTURE

The Consolidated General Plan is San Bernardino County's official position on regional and community development and resource management. The General Plan document consists of a series of written statements of goals, policies and action items regarding the County's physical, social and economic environments, both now and in the long-range future (5 to 20 years), and graphic illustrations of those policies (the Countywide Diagram and the regional maps). The Countywide Diagram depicts future urban and rural areas. The regional maps outline land uses, identify major transportation routes and selective conditions that affect development, such as earthquake fault zones.

The chapters of the General Plan distinguish between countywide and regional planning needs. The Countywide Chapter covers all topics required by State law (mandated elements), as well as those which are relevant to San Bernardino County. The three regional chapters include only those planning issues which are pertinent to the particular region, thereby supplementing the Countywide Chapter. The chapters, in turn, are organized uniformly in the following sequence:

Introduction - The introductory sections contain background material, environmental settings, and population and economic data.



Issue

Statements - The planning issue statements summarize their respective topics (elements), discuss the relevancy of these issues to San Bernardino County, and provide direction for the goals and policies contained within the General Plan.

Goals,  
Policies and

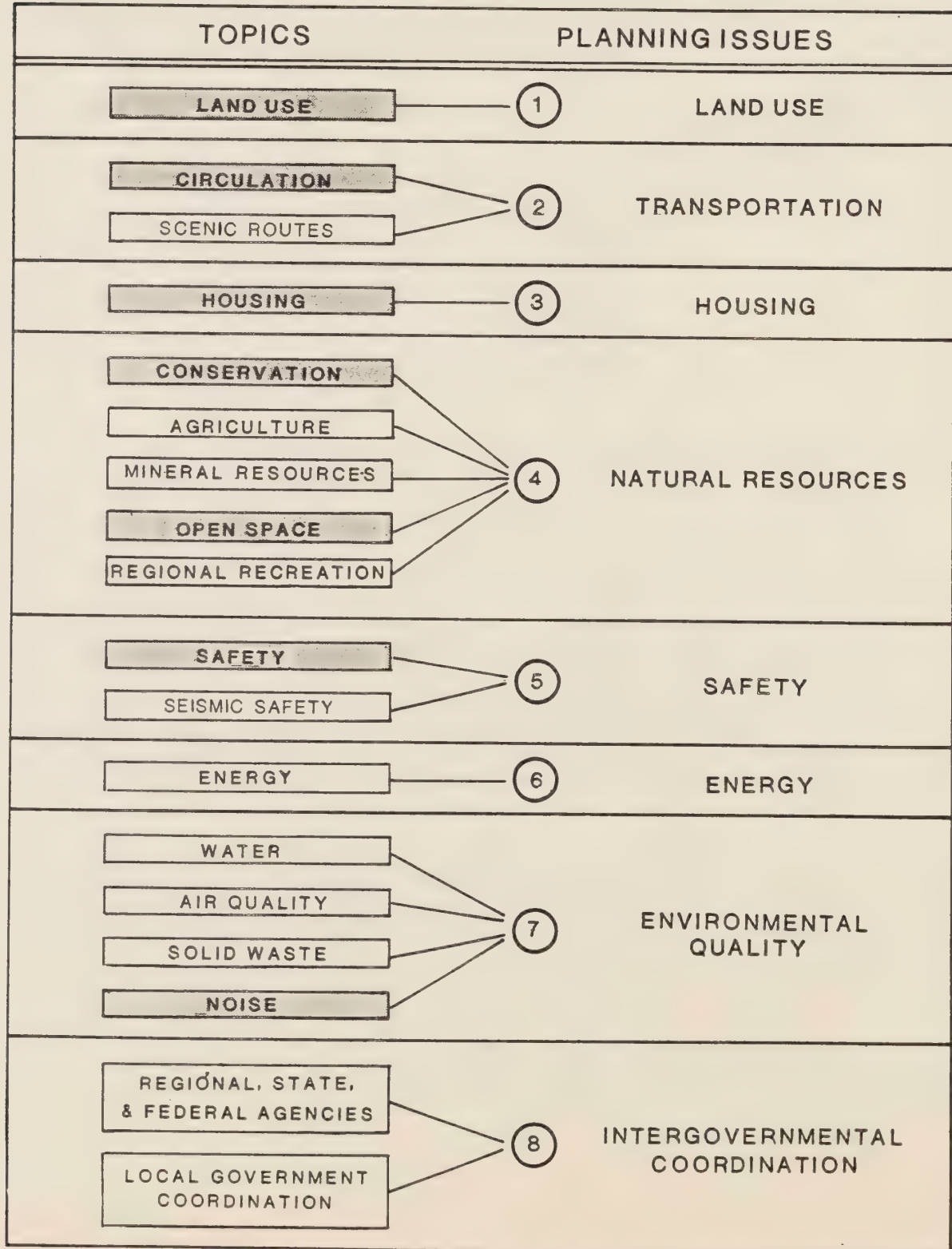
Action Items - The County's official positions on development and resource management are embodied in the goals, policies and action items following each issue statement. The goals are broad, general statements describing the desired objectives of each issue. The policies are general commitments on how to achieve these goals and provide a basis for decision making. The action items specify activities, projects, programs, regulatory guidelines and other measures to implement the policies.

Chapter 6, Maps, discusses the relationship between the maps and text of the General Plan as well as explaining each map in detail. The accompanying maps are graphic illustrations of the policies contained within the General Plan. The Countywide Diagram depicts the three (3) basic land use areas: urban, rural and rural conservation. The regional maps further divide the three basic land use areas into ten (10) land use categories or designations as well as indicate the locations of waste disposal sites and mineral resource areas. These maps also contain circulation (transportation routes) and health and safety features that affect development (for example, earthquake fault zones and flood hazard areas). The regional maps do not provide regulations for specific parcels of land, but do provide direction for the development of and changes to community plans. The maps must be used in conjunction with the text to thoroughly answer any planning question. Used alone, the maps may be misleading.

Chapter 7, Implementation, identifies the overall implementation programs and responsibilities for carrying out the goals, policies and actions of the General Plan. Chapter 7 also provides guidance on how to interpret and, as necessary, amend the General Plan.

## PLANNING ISSUES

The General Plan addresses eighteen (18) topics (elements) which are grouped into eight (8) Planning Issues, as illustrated below.



TONE DESIGNATES STATE MANDATED ELEMENTS

## NUMBERING

Each region, issue, goal, policy and action item is numbered in the following manner:

# HOW TO USE ISSUE, GOAL, AND POLICY NUMBERS

## HOW THE SYSTEM WORKS

D1-a1 MEANS

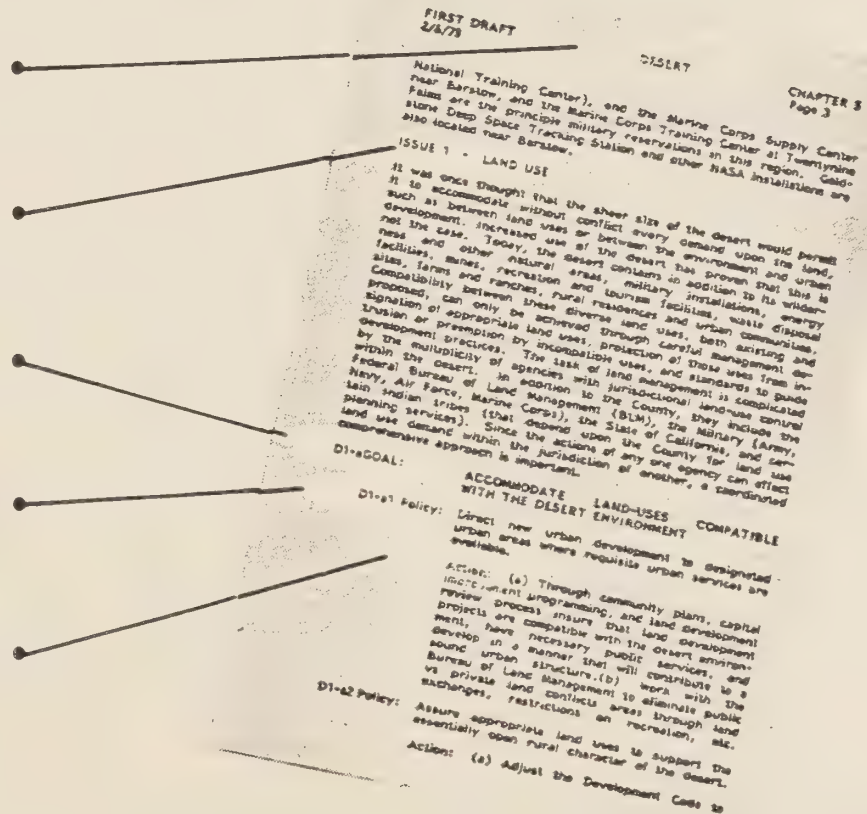
D - DESERT

1 - 1ST ISSUE:  
LAND USE

a- GOAL: 1ST  
GOAL

1 - 1ST POLICY  
UNDER GOAL

ACTION



The capital letter (D in the example) refers to the regional chapter; C = COUNTYWIDE, V = VALLEY, M = MOUNTAIN and D = DESERT. The first number (1 in the example) refers to the Planning issue; 1 = LAND USE, 2 = TRANSPORTATION, 3 = HOUSING, 4 = NATURAL RESOURCES, 5 = SAFETY, 6 = ENERGY, 7 = ENVIRONMENTAL QUALITY, 8 = INTER-GOVERNMENTAL COORDINATION. The lower case letter (a in the example) refers to the goal; the second number (1 in the example) refers to the related policy; and the Action Item (in the above example) refers to the relevant implementation measures.



### HOW TO USE THE GENERAL PLAN

The information contained within the Consolidated General Plan deals with three levels of organization: Countywide, Regional and Community. The General Plan deals with all the issues on a countywide and regional basis; whereas, the Community Plans deal only with those issues that affect the community in question. When the concern of a region or community is unique from the County overall, then additional goals, policies and action items addressing those specific concerns are discussed within the appropriate regional chapter and/or Community Plan.

For example, the issue of "regional recreation" is addressed in Chapter 2 (Countywide) under the planning issue of natural resources. Regional recreation is also discussed in Chapter 4 (Mountains) and Chapter 5 (Desert) because the mountains and the desert contain numerous regional recreational opportunities, but not in Chapter 3 (Valley) where there are few. Similarly, regional recreation is addressed in the Lake Arrowhead Community Plan because of the community's ski slopes and lakes, but not in the Bloomington Community Plan, where there are no regional facilities.

Therefore, when the question at hand deals with a:

1. Countywide issue - refer to Chapter 2 (Countywide);
2. Regional issue - refer to Chapter 3 (Valley), 4 (Mountains) or 5 (Desert), and then proceed to Chapter 2 (Countywide);
3. Community issue - refer to the specific Community or Specific Plan or any retained portions of Community General Plans. (For background information or additional policy statements, refer to the appropriate regional chapter and/or the Countywide chapter.)

Under California law, all development must be consistent with the General Plan. According to the new planning system, the Community Plans represent, on an individual basis, the relevant portions of the General Plan for a particular community. Consistency with the Community Plan, therefore, ensures consistency with the General Plan. In most instances, questions regarding development proposals, building sites or specific neighborhoods may be answered by referring directly to the Community Plan.

During the period of transition from the previous planning system to the new planning system, not all communities will have Community Plans. For some communities with previously adopted Community General Plans in effect prior to the adoption of the Consolidated General Plan (June 26, 1979), certain portions have been retained until a new Community Plan is completed. For questions on specific neighborhoods, building sites or development proposals in those communities, refer to both the Consolidated General Plan and the retained portions of the previously adopted Community

General Plans. These portions may be found in Section 2, Community Plans.

Where no new Community Plan or previously adopted Community General Plans exist, refer to the Consolidated General Plan. In both instances, the maps of the previously adopted General Plans will be used as supplemental references to provide additional detail, where needed.

For further information on how to use the Consolidated General Plan, refer to Chapter 6, Maps; Chapter 7, Implementation; and Section 2, Community Plans.

#### HOW TO AMEND THE GENERAL PLAN

All development, public or private, must be consistent with the General Plan and Community Plan in order to be approved by the County. If a development project is not consistent, then the General Plan must be amended or the proposal denied.

Any citizen or organization may apply to amend the General Plan or a Community Plan text and/or maps. The procedure is outlined in Chapter 7, Implementation.

Requests for amendments to the General Plan are reviewed by both the Planning Commission and the Board of Supervisors at public hearings and advertised in local newspapers. For those unincorporated areas adjacent to cities which will eventually be annexed to the city (spheres of influence), requested amendments are also reviewed by the city in question (see Chapter 2, Issue 8, Intergovernmental Coordination for details).

Proposed amendments to the General Plan may be reviewed four (4) times a year. Proposed major amendments to the General Plan are reviewed once a year, in conjunction with proposed changes to Capital Improvements Programs and the County budget. This assures coordination between long-range land use commitments, capital facilities and capital service plans. Proposed minor amendments can be reviewed three additional times each year. Proposed amendments to the Community Plans may be made at any time. See Chapter 7, Implementation, for a complete discussion of the amendment process.

If you have any questions that cannot be answered by referring directly to the General Plan or Community Plan, contact the Public Information Counter of the Land Management Department, Office of Planning at (714) 387-8311.

NOTE: The General Plan does not resolve all planning issues. The issues of air pollution and the provision of adequate low and moderate income housing, for example, involve complex problems which can be solved only through the coordinated efforts of many organizations. The General Plan,

however, does reflect San Bernardino County's commitment to recognize these issues and work towards their resolution.



# CHAPTER 2



## COUNTYWIDE

### INTRODUCTION

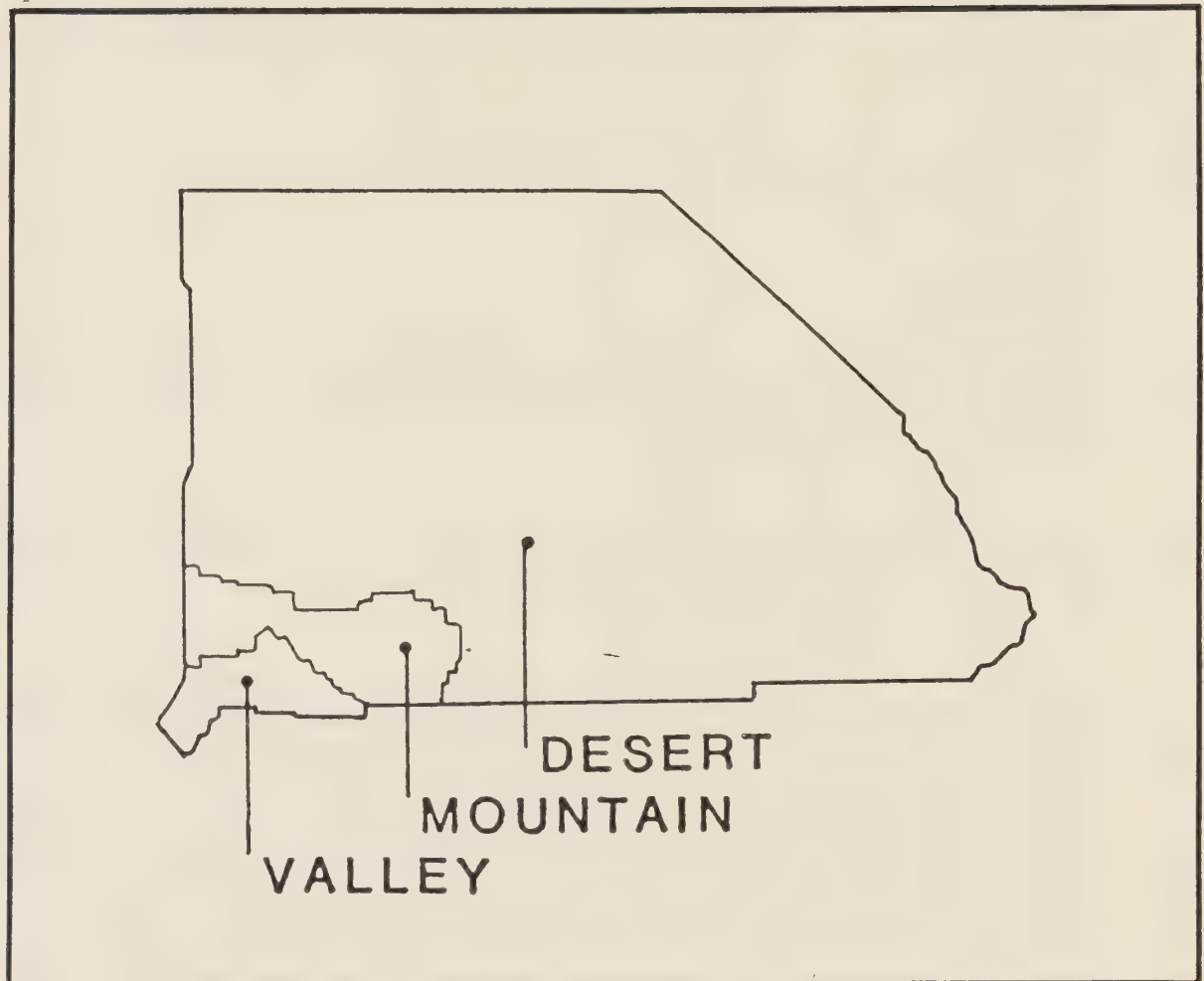
San Bernardino County, California, is bordered on the east by the Colorado River and the States of Nevada and Arizona; on the west by Los Angeles and Kern Counties; on the north by Inyo County; and on the south by Orange and Riverside Counties.

As the largest county in the continental United States, San Bernardino covers a total area of 20,160 square miles. Its size is comparable to the combined area of the states of Connecticut, Delaware, Massachusetts, New Jersey and Rhode Island.

There is a tremendous diversity of topographic and climatic conditions within this great expanse of land. Topographically and climatically, the County is divided into three regions: Valley, Mountain and Desert. The Valley region is characterized by gently rolling hillsides, flat lands and alluvial slopes, with mild winters and hot summers. The Mountain region is characterized by timbered, alpine slopes with a four-season climate, substantial snowfall in the winter and moderate temperatures in the summer. The Desert region is characterized by vast stretches of open space, with extreme temperature variations and little or no rainfall.

As of April 1986, the estimated population of San Bernardino County was 1,110,478 the largest percentage (76%) of which was located within the Valley region. The Mountain region has experienced a shift from seasonal to year-round residents, thereby increasing not only the permanent population, but also the demand for public services and facilities. The Desert region is largely rural in character with development centered around several urban areas.

According to the adopted growth forecast, approximately 1,535,600 people will be living in the County by the year 2000 and 1,817,000 by the year 2010. However, the forecasted growth will not occur uniformly throughout the three regions. Most likely, population growth will be distributed according to the availability of public services and facilities and natural resources. Planning for these public services and facilities requires coordination between all levels of government. Availability of



natural resources, such as land and water, affects the potential for growth; whereas other natural resources, such as air quality, affect the desirability of growth.

## ISSUE 1. LAND USE

Land is often thought of as only a commodity to be bought and sold. But, it is more. Land is a resource of limited quantity. How it is used and when it is used affects the public health, physical safety, economic and social welfare of the residents of San Bernardino County. Consequently,

it is important to plan for the use of land carefully, taking into consideration the needs of the residents of the County, the physical characteristics (including natural and man-made hazards) affecting the land, and the availability of public facilities and services.

Regulatory control of land use within San Bernardino County is divided among many agencies. The County has regulatory authority over all unincorporated land not directly regulated by State or Federal governments. The State controls land uses in the State forest and the siting of major energy facilities. The Federal government controls areas under the jurisdiction of the National Forest Service, Department of Agriculture, Bureau of Land Management, Department of Interior and Defense Department. Indian Tribes have jurisdiction within Indian Reservations (however, most do utilize County standards directly). The cities have regulatory control within their corporate boundaries. To promote coordinated land use planning, the County provides advice and information pertaining to land use matters to these agencies.

The following goals, policies and actions express the County's position on land use as it relates to both its regulatory and regional advisory role in land use planning.

GOAL C1-a: LAND USES THAT PROTECT AND PROMOTE A DESIRED QUALITY OF LIFE.

Policy C1-a1: Develop convenient, balanced and attractive communities.

Action: (a) Provide for a balance of commercial, professional, administrative, governmental, residential, open space and public service uses through the development review process.

Policy C1-a2: Encourage actions which strengthen community identity.

Action: (a) Use locally developed and adopted physical design, site planning, and landscaping standards for new or substantially renovated developments. (b) Provide for the protection of historic and architectural themes and/or natural surroundings through local design standards when developing local community plans. (c) Develop Community Plans for all unincorporated communities and city spheres of influence.

Policy C1-a3: Ensure compatibility of land uses.

Action: (a) Consider screening in transitional areas during the review of development proposals.



Policy C1-a4: Provide for sign standards that will visually improve the environment while meeting regional and community needs.

Action: (a) Apply sign standards appropriate for each geographic region (Valley, Mountains, Desert). (b) Permit each Community to tailor the regional sign standards to meet community goals and needs as the Planning Commission and Board of Supervisors deem appropriate.

Policy C1-a5: Encourage the combination of lots which are substandard in area and avoid creating any new substandard lots.

Action: (a) Apply the existing mandatory lot consolidation ordinances and procedures as requested by individual communities. (b) Promote the use of existing voluntary lot consolidation in all unincorporated communities.

Policy C1-a6: Provide for appropriate interim land uses when the eventual planned use is untimely.

Action: (a) Designate areas suitable for interim uses through the Community Plan process and provide for necessary renovation prior to reuse. (b) Provide for the interim use and industrial reuse of designated lands.

Policy C1-a7: Provide for appropriate development within designated urban and rural areas.

Action: (a) Review all development requests for consistency with the General Plan, both text and maps.

Policy C1-a8: Continue to develop and improve the growth monitoring process.

Action: (a) Provide data on a current and continuing basis, which is essential for the planning, programming and financing of development plans and projects.

Policy C1-a9: Promote public awareness of land use planning.

Action: (a) Provide citizen participation programs suitable for increasing public awareness of County problems. (b) Increase community participation. In the development and evaluation of the General and Community Plans.

Policy C1-a10:        Develop multi-use centers.

Action:    (a) Provide for multi-use centers in Community Plans.    (b) Provide for mixed uses.

GOAL C1-b:        SAFE, ATTRACTIVE, VARIED RESIDENTIAL AREAS CONVENIENT TO EMPLOYMENT CENTERS, SHOPPING, AND PUBLIC FACILITIES.

Policy C1-b1:        Create a logical and orderly residential pattern.

Action:    (a) Discourage leapfrog and premature development through the Community Plans.    (b) Locate public services and facilities in a manner that encourages development only in appropriate locations.

Policy C1-b2:        Promote the development of residential neighborhoods which are accessible to employment centers, shopping and public facilities.

Action:    (a) Generally require that all residential neighborhoods be free from intrusion by major thoroughfares, and provided with requisite urban services.    (b) Locate higher density residential development near principal transit routes and major thoroughfares.

Policy C1-b3:        Systematically eliminate or require upgrading of substandard and unsafe structures.

Action:    (a) Maintain the County's substandard structure abatement program to provide alternative approaches to alleviate hazards, including various degrees of rehabilitation, possible exchanges in use or occupancy, and in the most extreme cases, condemnation.

GOAL C1-c:        BALANCED, EFFICIENT COMMERCIAL DEVELOPMENTS THAT ARE FUNCTIONAL, SAFE, ATTRACTIVE, AND CONVENIENT TO SHOPPERS.

Policy C1-cl:        Provide for a system of shopping facilities to include neighborhood, community and regional centers.

Action:    Through the planning and development review process, adopt measures to:    (a) Locate neighborhood centers at the intersection of collector and arterial streets which carry substantial traffic from neighborhoods.    (b) Locate community centers at the intersection of major arterials and/or freeways.    (c) Locate regional centers at the access point of freeway systems on major arterials.    (d) Ensure compliance with building requirements relative to accessibility for the disabled.

Policy C1-c2: Cluster commercial development.

Action: (a) Develop and/or amend Community Plans to control strip commercial development.

Policy C1-c3: Buffer the area of transition between commercial use and residential use wherever practical or necessary.

Action: (a) Provide buffers by locating professional and/or institutional uses in the transitional areas.

GOAL C1-d: INDUSTRIAL AREAS LOCATED THROUGHOUT THE COUNTY.

Policy C1-d1: Protect designated industrial areas from encroachment of inappropriate land uses.

Action: (a) Provide for the interim uses in designated industrial areas. (b) Protect buffer areas from encroachment by other uses.

Policy C1-d2: Establish attractive, efficient industrial areas.

Action: Develop or amend Community Plans and development regulations to require sites for industry to (a) be located on reasonably level land (preferably less than five percent slope) available in relatively large parcels in single ownership; (b) have adequate space for structures, storage, parking, buffering, and expansion; (c) be environmentally suitable, flood-free with stable, well-drained soil; (d) be accessible to major transportation routes; (e) have adequate public utilities; and (f) be located near a main labor force.

Policy C1-d3: Require new industrial uses to be compatible with surrounding land uses.

Action: (a) Develop and apply standards which result in appropriate development of industrial areas. (b) Control industrial odors, air pollution and noise pollution through the enactment and enforcement of appropriate standards. (c) Assure adequate buffers through site plan review.

Policy C1-d4: Promote industrial developments which utilize locally existing raw materials, labor force, industrial sites and transportation networks.



Action: (a) Regularly provide existing land use and population data to the Department of Economic Development and Community Chambers of Commerce.

GOAL C1-e: ADEQUATE PUBLIC AND QUASI-PUBLIC FACILITIES AND SERVICES.

Policy C1-e1: Assure that adequate urban services will be available in all new urban development.

Action: (a) When determining General Plan consistency, the Planning Commission will also consider the adopted Capital Improvements Program. (b) In general, the Planning Commission will only approve those developments that have the required services and facilities available to them through a public or private agency.

Policy C1-e2: Locate new public facilities according to the County's adopted growth forecast.

Action: (a) Assist Special Districts in planning, locating, acquiring and improving sites for public facilities.

GOAL C1-f: COMPATIBILITY BETWEEN AIRPORTS AND SURROUNDING LAND USES.

Policy C1-f1: Within the County's jurisdiction, protect the general public from unnecessary aircraft hazard.

Action: (a) Utilize Federal Aviation Regulations, part 77 (FAR part 77) as one part of the County's land use regulations within the defined navigable airspace of all public airports to regulate height. (b) Develop land use criteria utilizing the best available information including, but not limited to, the California Department of Aeronautics Noise Standards.

Policy C1-f2: Require a comprehensive plan for all new airports and for the expansion of any existing airport.

Action: (a) When practical, assure cooperation and assist the Airport Land Use Commission as they develop plans for areas surrounding airports. (b) Ensure that a need exists for new or expanded facilities, prior to approval. (c) Identify the 65 CNEL contour for all airports and generally permit no single family residential subdivision within this area. (d) Where only residential infilling is appropriate within a 65 CNEL area, then a 24-hour on-site noise monitoring analysis will be conducted and appropriate mitigating measures required.



## ISSUE 2. TRANSPORTATION

### CIRCULATION

Goods and people are moved within and through San Bernardino County by its circulation (transportation) systems. The effectiveness of the systems can be measured by how well it meets existing and future needs.

There is a wide diversity of demand upon the transportation systems. It must serve both highly-urbanized and sparsely-populated rural areas. Use of the transportation system varies from movement within neighborhoods to access between regions. Its users range from individuals to businesses, from those dependent upon public transit to owners of private aircraft.

Although the transportation system in recent years has centered around the private automobile, energy shortages, smog producing auto emissions, and ever increasing crowded roadways have highlighted the need to provide alternative modes of transportation.

GOAL C2-a:           A TRANSPORTATION SYSTEM WHICH MOVES PEOPLE AND GOODS SAFELY AND EFFICIENTLY.

Policy C2-a1:           Protect and increase the designed vehicular capacity of all thoroughfares.

Action: (a) Establish and implement appropriate design standards for all types of roadways. (b) Make improvements to the circulation system consistent with needs generated by land uses shown in the General Plan. (c) Use current traffic engineering practices to increase roadway capacity and safety. (d) Restrict curb cuts or access roads to major highways and secondary highways. (e) Encourage ridesharing and public transit.

GOAL C2-b:           A BALANCE BETWEEN DIFFERENT TYPES OF TRANSPORTATION.

Policy C2-b1:           Provide safe and efficient pedestrian facilities and walkways.

Action: (a) Require pedestrian walkways where appropriate in residential, commercial and institutional developments, including schools, which permit people to walk to neighborhood facilities. (b) Generally provide for ramps and other design features for the handicapped in new urban areas and where practical, in existing urban areas.

Policy C2-b2:           Establish equestrian and bicycle routes.

Action: (a) Develop bicycle paths in urbanized areas. (b) Develop and maintain inter-regional and community wide bicycle path systems. (c) Establish equestrian routes and facilities where appropriate in individual neighborhoods through the community plan process. (d) Establish regional and community equestrian trails. (e) Protect and encourage development of the Pacific Crest Trail System.

Policy C2-b3: Provide for development of regional transportation facilities.

Action: (a) Provide opportunities for rail and truck loading/unloading and break-bulk facilities through the community plan process.

Policy C2-b4: Provide for and maintain a system of public general aviation airports.

Action: (a) Prepare a long-range general aviation plan for the County. (b) In cooperation with the Airport Land Use Commission, develop land use plans for areas surrounding all airports. (c) Permit development only in accordance with approved airport land use plans. (d) Review new developments in terms of conflicts between the proposed use and the airport needs.

Policy C2-b5: Reduce dependency upon the automobile.

Action: (a) Establish incentive programs for use of alternative transportation modes. (b) Establish land use patterns that minimize transportation needs.

Policy C2-b6: Promote the use of public transit.

Action: (a) Design and implement land uses, development standards, and capital improvement programs which support public transit.

GOAL C2-c: A TRANSPORTATION SYSTEM WHICH MEETS COUNTY DEVELOPMENT NEEDS.

Policy C2-cl: Coordinate the building of streets and highways with land use plans.

Action: (a) When reviewing new development proposals, consider the ability of existing roads to handle projected traffic increases. (b) Consider the accessibility requirements of each land use activity when determining its best location. (c) Ensure compliance with Federal and State

regulations regarding transportation accessibility for the disabled.

Policy C2-c2: Plan and develop the transportation system in an orderly sequence.

Action: (a) Consider the need for new or rehabilitated transportation facilities when reviewing Capital Improvement Programs.

Policy C2-c3: Design and maintain major thoroughfares to complement the surrounding environment.

Action: (a) Establish design standards that are appropriate for the immediate neighborhood or geographic area.

Policy C2-c4: Develop and adopt road standards appropriate to each geographical region.

Action: (a) Work with the existing technical and professional associations to develop road standards which are compatible for City and County areas on a regional basis.

Policy C2-c5: Prepare coordinated financial plans to upgrade the transportation system.

Action: (a) When appropriate, jointly fund improvements to the transportation system with cities and other public agencies. (b) When appropriate, apply for grant funding for system improvements. (c) Coordinate transportation system improvements with the adopted capital improvements programs.

Policy C2-c6: Use transportation right-of-way for multiple transportation modes.

Action: (a) Where appropriate, install bicycle lanes, equestrian trails and sidewalks on existing and future roadways.

Policy C2-c7: Abandon transportation rights-of-way only when it is not feasible to use the land for alternative transportation needs.

Action: (a) Work with other agencies to seek alternative uses for rights-of-way when appropriate.



SCENIC ROUTES

San Bernardino County is richly endowed with scenic resources which provide both residents and visitors with an important form of relaxation and recreation. Unless these resources are protected, they could gradually be destroyed by incompatible development.

The Cities, State and County have the authority to designate and protect scenic resources along transportation routes under their jurisdiction. The County can best preserve its scenic resources by establishing and protecting appropriate scenic routes and by encouraging others to do the same.

GOAL C2-d: PROTECTION AND IMPROVEMENT OF THE VISUAL ENVIRONMENT  
ADJACENT TO DESIGNATED SCENIC ROUTES.

Policy C2-d1: Establish a system of scenic routes.

Action: (a) Using State developed procedures and criteria, select and define the boundaries of scenic corridors. (b) Conduct a comprehensive study of selected roads, bicycle paths and riding and hiking trails with scenic potential. (c) Establish a mechanism to facilitate citizens' recommendations for specific scenic routes. (d) Investigate ways to identify and conserve historical and archeological points of interest, especially within scenic corridors. (e) Coordinate efforts with other counties, cities, unincorporated communities and the State Department of Transportation in the establishment and maintenance of scenic routes. (f) The following roads are designated scenic routes: (1) Carbon Canyon Road (State Highway 142), (2) State Highway 71, (3) Euclid Avenue (State Highway 83) to San Antonio Dam, (4) Lytle Creek Canyon Road, (5) State Highway 2, (6) State Highway 173, (7) State Highway 18, (8) State Highway 38 from Mill Creek to Big Bear Lake, (9) Interstate 40 from Ludlow to Needles, (10) State Highway 62 from Riverside Countyline at Morongo Valley east to Arizona State line near Earp, (11) Interstate 15 from the Afton interchange to Baker, (12). Sunset Drive, north and south.

Policy C2-d2: Develop programs to enhance the qualities of scenic routes.

Action: (a) Establish and implement road and street improvements for scenic routes. (b) Screen existing conflicting land uses within scenic corridors. (c) Support appropriate tree planting and reforestation programs. (d) Establish and implement property maintenance



programs. (e) Encourage the development of roadside rest and recreation stations and historical landmarks compatible with the scenic route.

Policy C2-d3: Establish and implement development standards that protect established scenic routes and other scenic resources.

Action: (a) Regulate site planning and architectural and landscape design to prevent obstruction of scenic views and to blend development with the existing landscape. (b) Regulate design, materials, color, texture, and location of on-site signs to harmonize with the natural environment. (c) Along scenic routes, prohibit off-site advertising signs, except for informational or directional signs. (d) Establish grading standards which minimize disruption of soil and removal of vegetative cover. (e) Protect existing stands of native trees and other plant materials of outstanding scenic value. (f) When reviewing proposed overhead lines, analyze the possible impacts upon existing or potential scenic resources.

### ISSUE 3. HOUSING

In 1980, the Federal Census identified approximately 366,245 dwelling units in San Bernardino County, an increase of 28% from 1975. The Southern California Association of Governments (SCAG) forecasts that the County's housing supply will expand to an estimated 653,800 units by the year 2000. In order to meet the needs of all socioeconomic segments of the population, this housing supply must be affordable, varied (in terms of type and size of the unit), and conveniently located throughout the County. In recent years, the cost of housing has increased at a faster rate than household income. Some economic groups cannot afford to enter the housing market and purchase a conventional home. This has created a greater demand for rental units and other housing alternatives. Decreasing family size and changing lifestyles also contribute to the need for a variety of housing types and sizes.

The unique characteristics of individual communities within the County must be considered when providing for affordable, varied housing. The age, condition, price range and type of existing housing is different within each community, as are the constraints and opportunities for new housing. Utilizing land use plans, regulations, standards, incentives and housing programs, the County can encourage the preservation of existing housing and the production of new housing in appropriate locations. (See the 1985-1990 Housing Element Update under separate cover for complete background information.)

GOAL C3-a: THE DEVELOPMENT AND MAINTENANCE OF STRUCTURALLY SOUND, SANITARY AND ATTRACTIVE HOUSING AND LIVING ENVIRONMENTS.

Policy C3-a1: Encourage the further streamlining of governmental review and standards to assist in the reduction of housing costs.

Action: (a) Integrate environmental review with the functions of the regional planning teams. (b) Review the Development Code regularly for possible revisions that would assist in creating more affordable housing. (c) Amend the Development Code and General Plan to facilitate establishment of independent senior citizen living centers, shared senior housing and group care homes. (d) Develop criteria that give priority to permit processing, developer contracts and fee waivers for lower income housing project proposals. Review and refine annually. (e) Grant priority in permit processing for affordable housing applications. (f) Develop and adopt a special processing procedure for affordable housing projects with 5-19 dwelling units, which use General Plan bonus density programs. (g) Develop a survey questionnaire for private sector developers to include with land development applications. (h) Develop Master Environmental Impact Reports to facilitate the environmental review of housing projects in Community Plan areas.

Policy C3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Action: (a) Develop an ordinance that in certain areas of the County would allow minimum 5,000 square foot lot sizes for single family residential uses. (b) Further refine energy efficient design and siting guidelines that are responsive to local climatic conditions and to revisions of State law. (c) Update the location and design criteria of the Mobile Home Park and Subdivisions portions of the Development Code (Division 9, Section 89 and Division 8, Section 88, respectively). (d) Continue to implement the standards and criteria adopted for the location of mobile homes on individual lots, per County Code. (e) Explore the feasibility of adopting subdivision design performance guidelines that would allow reduction in either fees or normally required improvements for small-lot subdivisions (i.e., those covered in the proposed ordinance, referenced here as Appendix G of the 1985-1990 Housing Element) (f) Continue to allow for temporary dependent housing, per Section 87.2105 of the County Development

Code. (g) Continue to designate Special Development (SD) zones where design constraints (such as slope instability or flooding) have been identified. SD classifications will encourage efficient land development by requiring the project to be reviewed by Planning staff through the planned development application process. (h) Prepare an analysis of various subdivision designs that, under certain environmental situations, could be utilized for residential development. (i) Establish guidelines for subdivision designs for small-lot subdivisions that are compatible with, and blend into, the natural environment and its resources while minimizing potential adverse environmental impacts. (j) Explore the feasibility of an amendment to the Development Code that would permit senior citizen housing developments to be exempted from payment of school impaction fees. (k) Adopt an energy ordinance that would identify alternative designs and techniques for minimizing energy costs, and promote these designs and techniques through land use regulations. (l) Lobby both the State and Federal governments for programs and funding that recognize the effects of climate on housing.

Policy C3-a3:           Promote property maintenance through information, training, and health and safety code enforcement programs.

Action: (a) Continue the voluntary occupancy inspection program available to prospective buyers of residential property, and increase public awareness of this program. (b) Utilize Section 17299 of the California Revenue and Taxation Code as a health and safety code enforcement tool for rental units inspected by the Environmental Health Services Department. (c) Inform all owners of residential units cited for health and safety violations of resources available through the Department of Housing and Community Development for structure rehabilitation. (d) Inspect rental units in conjunction with the Rent Supplement program. Integrate this service with the Housing Authority to ensure subsidized rentals meet Code requirements. (e) Investigate means of conducting periodic rental-unit inspections to ensure safe and sanitary living conditions. (f) Promote the information services of the Housing Authority and Department of Housing and Community Development, one function of which is to provide outreach, counseling, and information on fair housing and landlord-tenant laws, and housing assistance programs. (g) Use and update the County Rehabilitation Guide for



inspection of existing renter- and owner- occupied dwelling units to allow economical and safe rehabilitation of housing.

Policy C3-a4:           Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Action: (a) Encourage and assist local lending institutions in implementing the Community Reinvestment Act of 1977. (b) Lobby both the federal and state governments to use funding for the rehabilitation of rental units that is presently available only for the rehabilitation of single family owner-occupied detached housing. (c) Fund the Repair Program Service Grant to assist both the elderly and the physically disabled in maintenance of their residential units.

GOAL C3-b:           PROVISION OF HOUSING FOR VARYING INCOME RANGES AND LIFESTYLES.

Policy C3-b1:           Stimulate the construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Action: (a) Continue to promote the use of the Housing Incentive Program (HIP). HIP provides density bonuses of up to 100% of the densities shown on the General Plan map for projects in which units are reserved for, and affordable to, low and moderate income households (as defined in Government Code Section 65915, Chapter 4.3). (b) Explore the feasibility of amending the HIP formula used to determine sales price or rental rates for each income group such that it is modified to reflect specificity on a Regional Statistical Area (RSA) basis. The formula used to determine supply and availability also should be made RSA-specific. (c) Explore feasibility of allowing incentives other than bonus density programs to encourage residential development on infill properties. (d) Explore all feasible methods to ensure that HIP-supplied dwelling units are affordable to low- and moderate-income households for initial sales and for initial and subsequent rentals. (e) Amend the Housing Incentive Program to allow bonus densities or other optional incentives to developers who agree to provide at least 33% of their total dwelling units in a condominium conversion project to low- and moderate-income families. (f) Amend the Housing Incentive Program to allow for bonus densities or other optional incentives for senior citizen housing and housing accessible



by disabled persons. (g) Utilize and expand all appropriate federal and state assisted housing programs according to the Housing Element's five-year housing program and the Housing Assistance Plan (HAP). (h) Use local notes and bonds at an amount to be determined by HAP and County Department of Housing and Community Development for the construction of new affordable rental units. (i) Continue home purchase assistance to current and prospective homeowners under low interest rate programs, administered by CHFA and FHA, according to the Five-Year Housing Plan. (j) Use federal and state funding programs to assist mobile home purchase and rental. (k) Identify and use surplus public land to assist in the provision of housing that is affordable to lower income groups. (l) Amend the Housing Incentive Program such that it would encourage the phasing of affordable housing in large planned unit developments when the General Plan bonus density program has been implemented. (m) Provide information and assistance to help relocate displaced individuals, including former residents of units converted from renter to owner occupancy status. (n) Coordinate with Housing Officers of the region's military bases to assist in the provision of sufficient housing in the vicinity of military bases in order to meet the housing needs of the junior-ranking military personnel.

Policy C3-b2:            Establish programs to prevent discrimination in housing.

Action: (a) Fund fair housing education and counseling programs that promote antidiscrimination laws for purchased or rented dwelling units. (b) Give priority to low interest rehabilitation loans for multi-family developments where at least 10% of the units are specifically designed for accessibility by the physically disabled.

Policy C3-b3:            Distribute affordable housing throughout the County in accordance with population and income classification of the County, such that each community would contain a range of housing types and prices appropriate to its location.

Action: (a) Recognize the fair-share allocation as targets for the equitable distribution of affordable housing among the cities and counties of southern California. (b) Use the Housing Assistance Plan as a guide to identifying the existing inventory as well as proposed locations for affordable housing. (c) Require

that each Community Plan recognize and encourage affordable housing units commensurate with identified housing needs.

Policy C3-b4: Provide for a variety and balance of housing types and densities that match the lifestyles and population characteristics of the County's residents.

Action: (a) Amend Section 85.0110 of the Development Code to require that all new Community Plans provide housing types and densities commensurate with demonstrated lifestyles of the community. (b) Amend existing community plans for consistency with Housing Program C3-b4(a).

GOAL C3-c: TO DEVELOP EFFICIENT, WELL-COORDINATED HOUSING PROGRAMS RELEVANT TO THE COUNTY, AND WHICH MEET THE INTENT OF ALL APPLICABLE STATE AND FEDERAL LAWS.

Policy C3-cl: Ensure coordination of all County housing-related activities.

Action: (a) Coordinate and monitor the development and implementation of all housing programs through the Land Management Department, Department of Housing and Community Development, Deputy Administrator for Affordable Housing and the County Housing Authority. (b) Investigate and foster appropriate sources of funding for implementation of the Housing Element's actions and programs.

Policy C3-c2: Utilize the County's automated data systems to develop, collect and maintain an RSA-specific data base to monitor the effectiveness of Housing Element programs.

Action: (a) Use the County's regional information mapping system to establish and maintain a comprehensive "resource center" of housing-related data.

Policy C3-c3: Monitor the success of all housing programs that are under the direction of the County Department of Housing and Community Development, the Deputy Administrator for Affordable Housing and the County Housing Authority.

Action: (a) Prepare annual housing status reports on the state of housing in San Bernardino County for review and adoption by the Planning Commission and Board of Supervisors. (b) Annually prepare and file Grantee Performance Reports with the Federal Department of Housing and Urban Development.

GOAL C3-d: A BALANCE BETWEEN HOUSING AND EMPLOYMENT OPPORTUNITIES FOR ALL RESIDENTS.

Policy C3-d1: Promote industrial and commercial development in areas of the County that have an adequate housing supply.

Action: (a) Identify community-specific areas where housing is underutilized because of an insufficient economic base. (b) Explore the feasibility of expanding the supply of commercially and industrially zoned land for those areas where residential land uses are underutilized. (c) Provide the County Economic Development Department (EDD) with data in a summarized, readily usable format that identifies areas within the County where housing is most readily available. This data will assist EDD in promoting the economic viability of the County to potential commercial and industrial employers. (d) Maintain liaison with EDD to provide ongoing updates of housing availability assessments for use by potential employers.

GOAL C3-e: DEVELOP SUFFICIENT INFRASTRUCTURE AND SERVICES TO ACCOMMODATE EXISTING AND PLANNED RESIDENTIAL DEVELOPMENT.

Policy C3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Identify areas of underutilized and aging infrastructure through the County Geo-based Information Management System (GIMS), and investigate alternative financing mechanisms. (b) Explore feasibility of determining specific criteria and guidelines for residential development in areas of underutilized and aging infrastructure. (c) Identify areas of insufficient housing where infrastructure is found to be the cause. Target these areas for infrastructure planning. (d) Identify areas of the County where urban infill is appropriate, and encourage their development through use of various incentives. (e) Throughout the County, study infrastructure development alternatives that would stimulate residential development.



## ISSUE 4. NATURAL RESOURCES

The issue of natural resources has been divided into five issue headings: Conservation, Open Space, Mineral Resources, Agriculture and Regional Recreation.

### CONSERVATION

San Bernardino County contains a diversity of topography, geological forms, minerals, soils, vegetative types and wildlife communities. These natural resources are part of the beauty and environmental attraction of the County. Furthermore, use of these resources (for example, mining, agriculture, and recreational activities) contribute to the economy. Yet, unless they are protected and managed, natural resources can be permanently lost. (Also see Open Space heading)

GOAL C4-a: PROTECTION AND CONSERVATION OF NATURAL RESOURCES.

Policy C4-a1: Avoid disruption of visually significant natural resources.

Action: (a) Designate and protect all scenic natural resources.

Policy C4-a2: Minimize grading on steep slopes.

Action: (a) Where feasible, require retention of protective ground cover to aid in slope stability.

Policy C4-a3: Maintain or reduce the amount of surface runoff in hillside areas.

Action: (a) Require replanting of groundcover in defoliated areas with vegetation either indigenous to the area or compatible with the climatic and soil characteristics of the area. (b) Review and regulate all development for compliance with adopted grading standards. (c) When development occurs, provide for the retention of the natural drainage characteristics of the site. (d) Provide adequate standards and performance criteria in the Development Code. (e) Require that developments substantially maintain existing percolation and surface runoff waters on site.

Policy C4-a4: Protect and restore soils.

Action: (a) Work with other agencies to protect and restore soil resources, especially in prime agricultural lands, landslide and flood prone areas.



Policy C4-a5: Protect beneficial rare or endangered animals, and plants with limited or specialized habitats.

Action: (a) Permit, where possible, scientific and educational study of those fragile ecological areas. (b) Designate and protect wildlife refuges.

Policy C4-a6: Encourage preservation of sizeable stands of native trees.

Action: (a) Work with all Federal, State and Local agencies to implement and maintain tree preservation programs. (b) Require all development plans and County actions to conform with the Tree Preservation and Landscaping provisions of the Development Code.

Policy C4-a7: Encourage landscaping appropriate for each region.

Action: (a) Provide educational and technical assistance programs to encourage tree planting and landscaping by the private sector. (b) Establish landscaping standards for each of the three regions.

Policy C4-a8: Protect significant cultural resources from damage or destruction.

Action: (a) Identify and protect sites and structures of historical, archaeological and architectural significance. (b) Include appropriate regulatory standards to manage and protect cultural resources.

#### MINERAL RESOURCES

The Mineral Resources in San Bernardino County are an integral part of the development and economic well-being of the County. The extraction and processing of those mineral resources is essential to meeting the needs of society.

The importance of the mineral industry to the County, State and Nation, is growing along with demand for those minerals. The increase in transportation and energy costs have increased the worth of the mineral resources within the County, due to our proximity to the Southern California consumption regions. Even with the increase in recycling of scrap materials, a large supply and demand gap must be filled with newly mined minerals. New mineral resources discoveries are being made; however, development of those resources into operating mines is a long costly process.

Whereas many other land uses have options to site development, mineral extraction is limited to the site where the minerals naturally occur. Mineral deposits are controlled by geological conditions and the extraction of minerals is affected by the availability and cost of manpower, equipment, energy, water, transportation, technology and by government regulations. Without a positive Mineral Resource Management Policy, our dependence on foreign sources for mineral resources will continue to grow. To help ensure an orderly flow of minerals to meet our increased demands, the needs of both the industry and society must be taken into account. Mineral resources should be protected and managed, or they will be lost due to the encroachment of incompatible land uses. As these resources are discovered, they must be recognized, utilized, or protected for future use.

Since mineral deposits are found in nearly all regions and environments in the County, it requires that mining takes place in diverse areas, where geologic, topographic, climatic, biological and social conditions are significantly different. As a result, Mining Operations and Reclamation Plans vary accordingly. Mining Operations should be reviewed and designed to allow maximum extraction of mineral resources, yet assure minimal disturbance to the environment. Reclamation Plans may vary throughout the different regions and environments within the County, but still must contain provisions for both the continued mining of minerals and the protection and subsequent beneficial use of the mined lands.

GOAL C4-b: IDENTIFICATION, PROTECTION AND CONSERVATION OF MINERAL RESOURCES.

Policy C4-b1: Acknowledge lands classified by the State Geologist and designated by the State Mining and Geology Board. Acknowledge lands identified by San Bernardino County as significant Resource Areas.

Action: (a) Mineral lands classified MRZ-2, MRZ-3, SZ, RA, or designated as areas of statewide, or regional significance should be protected from incompatible land uses, so that the mineral resources on these lands will be available when they are needed. (b) Adopt the mineral classification or designation information, including the maps, transmitted by the State Mining and Geology Board, as it is prepared including new or updated information. (c) Recognize areas within San Bernardino County that can show or have proven to have significant mineral resources and are threatened by encroaching incompatible land uses. (d) Recognize Mineral Resource Zones, Scientific Zones and Resource Areas, according to the following criteria:

MRZ-2. State Identification areas where adequate information indicates that significant minerals are present, or where it is judged that a high likelihood for their presence exists. Such significance is indicated by exceeding the threshold values established by the State.

MRZ-3. State Identification area containing mineral deposits, the significance of which cannot be evaluated from the available data.

SZ Areas containing unique or rare occurrences of rock, minerals or fossils that are of outstanding scientific significance.

RA San Bernardino County Identification areas where adequate production and information indicates that significant minerals are present.

Policy C4-b2: Identify Classified, Designated, or Recognized Resource Areas on the Land Use Maps of the General Plan.

Action: (a) As Mineral Resource Zones are identified by the State Geologist, or Resource Areas are identified by San Bernardino County as described in C4-b1(c), incorporate those areas onto the Land Use Maps of the General Plan.

Policy C4-b3: Protect significant mineral deposits from encroachment by incompatible land uses. Use appropriate definitions to assist in making land use decisions that protect mineral lands.

Action: (a) Incompatible land uses proposed within one mile of rural, or one-half mile of urban Mineral Resource areas or Mining Operation areas, should be reviewed with the goal of achieving land use compatibility with mining. (b) Existing mining access routes should have priority over proposed alterations to land uses which could adversely impact mining, unless equally acceptable access is provided to the resource area. (c) Land use compatibility categories for land use decisions shall be defined as:

1. INCOMPATIBLE - Land uses which require a high public or private investment in structures, land improvements and landscaping and which would prevent mining because of the higher economic value of those lands and their improvements. Examples of this category are: both high and moderate density residential



development with high unit value, public facilities, non-mining related industrial and commercial operations.

2. COMPATIBLE - Land uses which require low public or private investment in structures, land improvements and landscaping and which would be amenable to mining because of the low economic value of the land and improvements. Example of this category are: other mining operations, very low residential development (i.e., 1 du/10 acres where an adequate buffer is present as defined below), low unit value, extensive industrial, recreation (public/commercial), agricultural, silvicultural, grazing, open space.
3. INTERIM - Land uses which require temporary structures, land improvements and landscaping of limited useful life and from an economic and political standpoint can be converted to mining at the end of that limited life. The period of interim use should be compatible with the orderly and timely production of mineral resources and the useful life of the improvements.
4. BUFFER - Land uses which provide sufficient distances or barriers between mining and incompatible land uses. Such barriers would be utilized to mitigate noise, dust, vibration and the visual impacts of mining. These barriers would also be designed to protect the public health and safety.

GOAL C4-c: SUPPORT THE DEVELOPMENT AND EXTRACTION OF MINERAL DEPOSITS AND THE RECLAMATION OF MINED LANDS.

Policy C4-c1: Develop policies and procedures to allow for the Permitting, Mining and Processing of mineral resources.

Action: (a) Develop land use planning and standard criteria for the establishment and management of Mineral Resource areas. (b) Provide for adequate Natural Resource Management in the Development of General Plans, Community Plans and Specific Plans. (c) As required by the California Surface Mining and Reclamation Act of 1975 (SMARA) and adopted into the Development Code, require a mining operation to have an approved Mining/Reclamation Plan prior to the start of operation. (d) Adopt a Mining/Reclamation application form that identifies the requirements of SMARA and San Bernardino County.

Policy C4-c2: Support mineral extraction and processing operations.



Actions: (a) Develop and implement regulations that assure adequate supplies of mineral commodities are developed to meet the needs of the County, the consumption region and the nation. Protect those lands from incompatible land uses. (b) Develop and implement regulations that provide for buffer zones between mineral lands and incompatible land uses. (c) Develop and implement regulations that assure all mining operations provide for adequate reclamation of mined lands before issuing mining permits.

Policy C4-c3: Establish methods and procedures to review Mining/Reclamation Plans and methods for the extraction and processing of mineral resources. Assure adequate recovery of mineral resources and provide for the Reclamation of Mined Lands.

Action: (a) Required Mining/Reclamation Plans for mining operations per SMARA requirements. (b) Review and regulate mining operations for compliance with adopted policies and standards. (c) Require the Reclamation of mined lands to open space, conservation, agriculture, recreation or other uses which improve the residual environment and protect the public health and safety.

#### AGRICULTURE

Like many other local governments in California, San Bernardino County is experiencing the loss of highly productive agricultural lands to expanding urban development. Due to the difficulty of operating a farm as well as the poor economic returns in recent years, some agriculturalists are converting their lands to urban uses. This conversion represents a largely irreversible commitment of a limited resource. To resolve these problems, the future of agriculture must be considered in relation to growth management, economic health and environmental constraints.

GOAL C4-d: CONTINUATION AND IMPROVEMENT OF COMMERCIALLY VIABLE AGRICULTURAL LANDS.

Policy C4-d1: Encourage retention of productive, commercially viable agricultural land and discourage the premature or unnecessary conversion of agricultural lands to non-agricultural uses.

Action: (a) Establish adequate minimum parcel sizes for economically viable agricultural lands and encourage consolidation of undersized parcels. (b) Support property

and estate tax relief measures which assess long-term agriculture at farm use value. (c) Support reduction or the elimination of special district boundaries in agricultural areas where urban services are not available or planned. (d) Provide flexibility for individual farmers to convert their land to alternative uses at that location by periodically reevaluating agricultural areas on the General Plan. (e) Within commercially viable agricultural areas, encourage only land uses which are compatible with agriculture. (f) Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. (g) Establish necessary buffers between agricultural and/or other uses. (h) Through the Agricultural Extension Service and other sources, provide information on viable alternative crops. (i) If the need arises, encourage relocation of agricultural operations within the County rather than to areas outside the County. (j) Provide improved agriculture-related services in agricultural areas. (k) Designate agricultural land use districts. (l) Support the use and expansion of Williamson Act contracts over County-designated agricultural lands.

Policy C4-d2: Encourage adequate, inexpensive water distribution systems and water conservation for agricultural lands.

Action: (a) Support continuation of the water price differential between agricultural and urban uses where water conservation measures are used. (b) Support the use of certain non-potable water sources for agricultural purposes (e.g., some treated wastewater can be used for agriculture).

#### OPEN SPACE

Throughout San Bernardino County, there are pressing needs to preserve, expand and improve open space in urban and rural areas. Open space is needed to protect the natural environment, sustain the productive capacity of agricultural lands, provide recreational opportunities, maintain environmental health and provide buffer areas in and around urban areas.

The County's open space plans are contained within numerous elements of the General Plan and the various policies for protection of health, safety and welfare are but part of the entire open space planning effort.

The General Plan depicts open space through use of several land use categories such as: Rural Conservation (RCN), Rural (RUL), Public (PUB) and Agricultural (AGR), and through the health and safety considerations

such as seismic, fire, flood, airport, agricultural preserves, wilderness areas and scenic routes found on the regional maps.

As shown in the following chart, San Bernardino County contains a multitude of State, Federal and local groups responsible for managing a variety of resources.

	<u>Acres*</u>	<u>Square Miles*</u>
Entire County	12,904,960	20,164
National Forest	467,522	730
Bureau of Land Management(U.S.)	7,035,092	10,992
Bureau of Reclamation (U.S.)	36,212	57
Fish & Wildlife (U.S.)	7,612	12
National Park Service	167,523	262
Military (Dept. of Defense)	1,867,538	2,918
Army Corps of Engineers	2,926	5
Fed. Aviation Agency	1,075	2
State Lands	209,920	328
Bureau of Indian Affairs	<u>71,627</u>	<u>112</u>
Total	9,867,047	15,418

\* Approximate Areas

The open spaces found within San Bernardino County can generally be categorized into four distinct groupings. Some of these resources are listed in one or more of the four categories because they serve separate and overlapping open space needs Countywide.

The following resources are found within San Bernardino County, and will receive consideration for protection during the planning process.

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species' areas required for ecologic and other scientific study purposes; river, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

Listed, protected plant and animal species.

- Bald Eagle, Haliaeetus leucocephalus- Federally and State protected
- Southern Rubber Boa, Charina bottae umbratica- State protected



- Bighorn Sheep, Ovis canadensis nelsoni- State protected
- Desert Tortoise, Gopherus agassizi- State protected
- Mojave Ground Squirrel, Spermophilus mohavensis- State protected
- Stephens Kangaroo Rat, Dipodomys stephensi- State protected
- Spotted Owl, Strix occidentalis- Forest Service sensitive
- Unarmored Three Spined Stickleback-Gasterosteus accleatus williamsoni- Federally protected
- Least Bell's Vireo, Vireo bellii pusillus- Federally protected
- Mojave Chub, Gila mohavenis- State protected
- Yuma Clapper Rail, Rallus longirostis yumanensis- State protected
- Golden Eagle, Aquila chrysaetos- Federally and State protected
- California Yellow billed cuckoo, Coccyzus americanus occidentalis,- State protected
- Threadleaf brodiaea, Brodiaea fitifolia- State protected
- San Bernardino bird's beak, Cordylanthus eremicus bernardinus- State protected
- Salt Marsh birds beak, Cordylanthus maritimus martimus- State protected
- Thornes Buckwheat, Eriogonum ericifolium thornei- State protected
- Mojave Tarplant, Hemizonia mohavensis- State protected
- Parish's Checkerbloom, Sidalcea hickmanii parishii- State protected
- Big Bear Checkerbloom, Sidalcea pedata- Federally and State protected
- Slender Petalled Mustard, Thelypodium stenopetalum- Federally and State protected.

- Nevins Barberry, Berberi nevinii- State protected
- Slenderhorned Chorizantho, Censtrostegeia leptoceras-  
Federally protected
- Sacred Woolly Star, Eriastrum denisifolium sanctorum-  
Federally protected
- Cushenbury Buckwheat, Eriogonum ovalifolium vineum-  
(candidate)
- San Bernardino Bladder Pod, Lesquerella kingii bernardina-  
(candidate) and:

All sensitive plants as listed by the California Native Plant Society are protected under the California Native Plant Act.

Various agencies both Public and Private within the County are also responsible for the management of specialized habitats.

BLM Areas of Critical Environmental Concern

NAME	ACREAGE	SPECIAL VALUES
Trona Pinnacles	6,360	One of the most outstanding examples of tufa (calcium carbonate) deposits in the nation, the area is highly scenic.
Christmas Canyon	8,540	The canyon includes significant prehistoric values.
Bedrock Spring	784	The area contains prehistoric cultural resources, including villages, petroglyphs, and milling sites.
Steam Well	40	Steam Well encompasses prehistoric human value.
Squaw Springs	661	The springs contain extensive cultural resources, including major village sites and petroglyphs.
Grimshaw Lake	960	Possessing an unusual aquatic habitat, the area is home to several sensitive fish species and more than 200 species of birds.
Amargosa River	9,299	The area contains aquatic habitat and vegetation, hosting the sensitive Amargosa

		River pupfish, Amargosa vole, speckled dace, and providing shelter to more than 200 species of birds.
Mesquite Lake	7,251	The area contains important prehistoric human occupation sites.
Salt Creek (Dumont)	2,109	The area provides critical habitat for the California black rail, desert pupfish, and the Yuma clapper rail.
Denning Spring	416	The site includes historic and prehistoric occupation sites.
Clark Mountain	17,826	The mountain is a scenic natural landmark, rich in flora and fauna, including the largest stand of white fir in the California Desert. It contains many historic and prehistoric sites.
Halloran Wash	1,862	The area contains a variety of prehistoric cultural values.
Mescal Range Geological Area	908	The area provides protection of rare fossil dinosaur tracks.
New York Mountains	54,750	Extensively used by universities for research, this scenic area has diverse groupings of vegetation as well as bighorn sheep.
Camp Rock Spring	663	The area has significant prehistoric and historic features, including a variety of aboriginal and modern cultural remains.
Ft. Piute	4,175	Ft. Piute contains Piute Spring and Piute Creek, one of the desert's few perennial watercourses, making the area rich in natural and cultural values.
Dead Mountains	21,853	The area represents particular religious and cultural significance to several Native American groups.
Fort Soda Mojave Chub	6,770	Fort Soda, on the ancient shoreline of Lake Mojave, has several salt marshes supporting the Mojave chub and Saratoga Spring pupfish. The area, containing the Old Government Road and a portion of the



		old Tonopah and Tidewater Railroad, has other cultural artifacts indicating human habitation for at least 9,000 years.
Cronese Basin	7,760	The area contains high densities of archaeological sites.
Afton Canyon	4,904	Highly scenic, the canyon is one of the two places the Mojave River surfaces and sustains extensive riparian habitat for raptors and bighorn sheep.
Mesquite Hills	5,640	The area contains a series of archeological sites including temporary camps, geoglyphs, and petroglyphs.
Calico Early Man Site	930	The area contains evidence of ancient human occupation.
Rainbow Basin/ Owl Basin	2,158	The area is set aside to protect unique geologic and fossil values, including spectacular rock structures and fossilized camel tracks.
Camp Irwin	2,020	The area contains a dense grouping of well preserved prehistoric cultural features.
Black Mountain	5,304	The cultural values include cairns and trail shrines used by Native American groups.
Eriophyllum Preserve	320	This site provides protection for the eriohyllum mohavense (Mojave woolly sunflower), under consideration for listing as a threatened species.
Harper Dry Lake	480	The area contains a quality marsh habitat for birds, including two endangered species - the Yuma clapper rail and bald eagle.
Kramer Hills	960	The area was used in prehistoric times for gathering materials and manufacturing stone tools.
Mojave Fishhook Cactus	640	The extremely rare yellow-spined form of the Sclerocactus is found in this area.
Upper Johnson Valley	310	The valley has unusual grouping of the ancient Mojave yucca.

Juniper Flats	3,107	The area contains extremely diverse and dense concentrations of cultural resource values.
Soggy Dry Lake	278	The site includes unusual plan groupings of creosote bush rings, which may be the world's oldest living plant.
Marble Mountains Fossil Bed	289	The area contains extensive fossil resources.
Mopah Spring	1,320	The area has outstanding scenic qualities and cultural resource values, including aboriginal occupancy sites.
Whipple Mountains	3,431	The area contains a large series of sensitive cultural resources.
Patton's Iron Mountain	3,606	The area is the site of General George Patton's WW II US Army Mountain training camp.
Dale Lake	2,380	The area has significant cultural values because of the relative dependence of aboriginal occupants upon the lake.
Big Morongo Canyon	3,186	The canyon is a desert oasis with perennial water flowing over three miles, supporting extensive riparian vegetation. At least 235 species of birds have been observed.

#### Forest Service Wilderness Areas

Name	Acreage
San Gorgonia Wilderness	56,162
Cucamonga Wilderness	12,981
Sheep Mountain Wilderness	2,560

#### Department of Fish and Game

Name	Acreages
Mojave Fish Hatchery	10 approx.
Camp Cady Wildlife Area	1,223
Baldwin Lake Ecological Preserve	125

### Nature Conservancy Preserves

Baldwin Lake Preserve	450
Big Morongo Canyon Preserve	145
Castle Glen Bald Eagle Sanctuary	200
Sugarloaf Biota Bank	10

Specialized habitats also occur on private lands throughout the County which are important for the preservation of natural resources and are generally declining.

### Specialized Habitats in San Bernardino County

Alkali Wet Meadow, Pebble Plains, Limestone Substrate - restricted to Big Bear Valley and Baldwin Lake area.

Walnut Woodland - restricted to Chino Hills Tonner Canyon area.

Joshua Tree Woodland - Countywide in desert regions.

Riparian Woodlands - restricted to areas immediately adjacent to stream and river courses Countywide.

Perennial Springs - limited distribution Countywide.

2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

These resources found in San Bernardino and their managing agencies are listed below or reference other sections of the General Plan.

The Forest Service administers the San Bernardino National Forest (457,393 acres) and the Angeles National Forest (10,129 acres) for their watershed and timber values, as well as other historic and recreational uses.

Bureau of Land Management, California Desert Conservation Area, 7,004,404 acres is managed via the CDCA Plan adopted in 1980. The multiple use designations of the plan address grazing, mining and energy resources on public lands. The CDCA plan is incorporated by reference as a part of the General Plan.



The County also manages these resources in various ways, principally through land use designations. The following resources and their management strategies occur as follows:

**Agricultural Preserves:** The usage of Agricultural Preserves and Williamson Act contracts are utilized for the protection and enhancement of agricultural lands. There are 22 preserves containing more than 36,000 acres within the unincorporated area. The County is noted for its large dairy preserve in the south Chino area. Citrus farming, while once prevalent, is currently declining in the valley portions of the County. There still remain large blocks of active viable citrus farms predominately in the East Valley portions. The desert region also provides for a multitude of agricultural uses, principally along the Mojave River extending from Silverwood Lake to the Newberry Springs area.

**Mineral Resources:** It is estimated that there are approximately 8,000 acres of identified mineral resources found in nearly all regions of the unincorporated County. (Reference Natural Resources Issue, Section 1, Chapter 2).

**Water Conservation and Management Areas:** There are three State Regional Water Quality Control Boards which manage the quantity and quality of local groundwater resources. They are the Lahontan, Colorado, and Santa Ana Regional Boards. San Bernardino County will coordinate all planning and development proposals to assure the preservation of these resources.

San Bernardino County and the underlying groundwater aquifers provide for domestic water storage on a local and regional basis. The replenishment of groundwaters occurs both artificially and naturally. Imported water from Northern California is recharged into local aquifers throughout the County. These waters are managed by four State Water Agencies, the Mojave Water Agency, Chino Basin Municipal Water District, San Bernardino Valley Municipal District and the Crestline Lake Arrowhead Water Agency. Various facilities for handling these waters include the California Aqueduct which feeds Silverwood Lake and then extends into the Riverside County Lake Perris area. These agencies along with local purveyors have established manmade lakes for water conservation and recreational purposes. These include Lake Silverwood, Lake Gregory, Lake Arrowhead, and Big Bear Lake. Naturally occurring bodies of water include Baldwin Lake, Erwin Lake, Deadman Lake, Jenks Lake, Harper Lake, numerous desert dry lakes and the shoreline along the western edge of the Colorado River. The use of these features is controlled via zoning and other development strategies. Major drainages and flood plains are the last component of water resources within the County. These include the Lytle Creek and Cajon Wash, the Santa Ana River, Mill Creek, and City Creek in the Valley portions. The major desert features are the Mojave and Colorado Rivers.

3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

The policies and management strategies for managing open space in San Bernardino County is divided among many State, Federal, County, local and self-governed bodies. These include the Forest Service, BLM, State Parks Department, Special Districts, Community Service Areas (CSAs), Park and Recreation Districts, and County Regional Parks Department.

#### Major State, Federal and Local Agencies and Open Space Resources

##### Forest Service

Cucamonga Wilderness, San Gorgonio Wilderness, Sheep Mountain Wilderness.

Special permit areas for Skiing, Hang Gliding, ORVs, Camping. Reference recreation element of the Forest Service Management Plan on file at Office of Planning.

##### Bureau of Land Management

East Mojave National Scenic Area, Wilderness Study Areas (WSAs), El Mirage Off-Highway Vehicle Park, and other areas of open and limited ORV activity and camping. Reference CDCA plan on file in the Office of Planning.

##### State Parks

Chino Hills State Park, Providence Mountain State Park, Silverwood Lake State Recreation area, Mojave River Forks recreation area.

##### National Monuments

Death Valley National Monument, Joshua Tree National Monument, Rainbow Basin National Landmark.

##### San Bernardino County Regional Parks

Prado Regional Park, Cucamonga Guasti Regional Park, Glen Helen Regional Park, Yucaipa Regional Park, Mojave Narrows Regional Park, Calico Ghost Town Regional Park, Park Moabi, Lake Gregory.

Parks uses are designated with the PUB designation on the General Plan and generally show the extent of park boundaries. These parks are administered by the following agencies in the unincorporated regions of the County.

DISTRICTS WITH PARK AND RECREATION POWERS

(Unincorporated Areas)

CSA 18 (Cedarpines Park)

CSA 19 (Chino)

CSA 29 (Lucerne)

CSA 48 (Carbon Canyon)

CSA 48A (Sleepy Hollow)

CSA 51 (Los Serranos)

CSA 56 (Wrightwood)

CSA 56 F-1 (Pinon Hills)

CSA 63 (Yucaipa)

CSA 70 CR (Crafton Hills)

CSA 70 P-2 (Muscoy)

CSA 70 P-4 (Phelan)

CSA 82 (Searles Valley)

CSA 82 SV-3 (Trona)

Barstow Park and Recreation

Big Bear Valley Park and Recreation

Bloomington Park and Recreation

Joshua Tree Park and Recreation

Twentynine Palms Park and Recreation

Yucca Valley Park and Recreation

Apple Valley Park and Recreation

Baker CSD

Barstow Heights CSD

Big River CSD

Daggett CSD

Morongo Valley CSD

Newberry Springs CSD

Parker Dam Park and Recreation

Rim of the World Recreation and Park

Victorville Park and Recreation

Victorville Park and Recreation

Yermo CSD

4. Open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.



The Health and Safety Considerations Maps generally show the extent and location of major geologic, flood hazards, flood plains, and high fire hazards areas. The land use maps have generally shown these areas as either low density rural or rural conservation areas. The County also will utilize resources from other state and local agencies in review of development proposals. These information sources include Alquist-Priolo Special Study Zones along the major fault lines in urban areas, FEMA flood insurance maps to show areas subject to flooding potential, Air Installation Compatible Use Zones (AICUZ) studies in and around military airports, Federal Aviation Administration FAR77 regulations and other standards for establishing clear zones and buffers. Other portions of the General Plan for the protection of health and safety, will be utilized in protecting open space concerns, as well.

The following major facilities and special attention areas will receive special consideration during the review process to protect them from unnecessary encroachment.

Military Installations: Norton Air Force Base, George Air Force Base, Edwards Air Force Base, 29 Palms Marine Corps Training Center, Fort Irwin National Training Center, Goldstone Deep Space Tracking Station, United States Marine Corps Logistic Base, USMS Logistic Base Firing Range, and China Lake Naval Weapons Center Mojave B Range.

Airports: Ontario International Airport, Cable Airport, Rialto Airport, Redlands Airport, Chino Airport, Big Bear City Airport, Hesperia Airport, Apple Valley Airport, El Mirage Field, Barstow-Daggett Airport, City of Needles Airport, Yucca Valley Airport.

Geologic Hazards Areas: Landslide areas, liquifaction areas, potential seismic risk areas along known fault lines, Alquist-Priolo Special Studies Zones.

Flood Hazards Areas: Major flood plains, Santa Ana River, Lytle Creek Wash, Cajon Canyon Wash, San Timoteo Creek, Mill Creek, Mojave River, Colorado River.

Dam Innudation Areas: Big Bear Dam, Lake Arrowhead Dam, San Antonio Dam, Day Creek Dam, Deer Creek Dam, Lake Gregory Dam, Silverwood Lake Dam, Parker Dam.

High Fire Hazard Areas: San Gabriel Mountains, San Bernardino Mountains, Chino Hills, Jurupa Hills, Loma Linda Hills.

Utility

Corridors: As specified in the Joint Utility Management Plan "JUMP" on file in the Office of Planning.

Waste Disposal

Sites: As shown on the Land Use Maps.

Mineral Resource

Sites: As shown on the Land Use Maps.

GOAL C4-e PRESERVATION AND IMPROVEMENT OF OPEN SPACES.

Policy C4-e1: Designate, protect and improve open space areas.

Action: (a) Develop a Master Environmental Assessment to augment the current listing of open space uses for the purpose of designation. (b) Implement various strategies for the acquisition, protection, and maintenance of open space lands by utilizing one or more of the following strategies:

- Designate open space lands on the regional land use maps and health and safety consideration maps with appropriate categories.
- Designate open space lands on the community plan land use district maps and overlay maps with the appropriate categories.
- Outright purchase (full fee)
- Installment purchase (no title change until last payment)
- Purchase in advance of landbank, leaseback or resale a portion as surplus
- Excess condemnation with road, school, flood district, etc.
- Purchase option to buy in future (first right of refusal)
- Purchase right of entry plus floating trail easement
- Easement partial purchase (development rights) for specific limited use
- Require open space dedication as conditional development approval
- Trade or transfer of lands with other public/private bodies
- Long term lease (no purchase)
- Gifts and voluntary land donations
- Estate settlement, life estate, or in lieu of back taxes
- By private or semi-public non-profit land trust

- Voluntary agreements to permit scenic, recreational uses
- Tax reduction contracts, agreements and write-offs
- Transfer of Development Rights
- Mello-Roos Community facilities districts
- Special Districts
- Williamson Act Preserves and Contracts
- Park Dedications

Policy C4-e2: Encourage and support ownership consolidation of both State and Federal lands.

Action: (a) Assist all the Federal, State or local agencies in identifying and choosing those public and private lands most suited to property exchange. (b) Expedite County procedures required in land exchanges and encourage other involved agencies to avoid administrative delay and standardize the process.

Policy C4-e3: Roads should generally not cross designated open space lands.

Action: (a) Identify performance criteria to maintain the character and value of open space lands. (b) Permit intrusion into open space lands only when these criteria can be met.

#### REGIONAL RECREATION

San Bernardino County provides recreational opportunities for people throughout Southern California. Recreational areas range from vast, open tracts of land in its natural state to developed recreational facilities. In order to continue satisfying the growing demand for leisure time activities, recreational areas and facilities must be established and managed.

The County shares the responsibility for meeting regional recreational needs with regional, State and Federal agencies. A coordinated approach to recreation among all agencies will contribute to a well-managed and consolidated system of recreational opportunities.

GOAL C4-f: MEET THE RECREATIONAL NEEDS OF RESIDENTS AND VISITORS.

Policy C4-f1: Provide a balanced multi-use recreation system.

Action: (a) Locate or encourage location of regional parks on suitable public open space lands to maximize multiple use of those areas and to reduce removal of lands



from the tax rolls. (b) Work with regional, State and Federal agencies to locate, develop and manage recreational lands. (c) Promote accessibility for the disabled to recreational facilities.

Policy C4-f2:           Require recreational facilities and activities to be compatible with the local natural environment.

Action: (a) Review proposed designs or uses for public or private facilities in County Regional Parks for compatibility and encourage Federal, State and other local agencies to do the same. (b) Designate suitable areas for off-road vehicle use. (c) Regulate the location, size and frequency of off-road vehicle events.

## ISSUE 5. SAFETY

Safety concerns natural and man-made hazards. For clarity, the issue of safety includes hazards from natural sources (Natural Hazards), and hazards from the man-made environment (Crime Prevention through Physical Planning).

### NATURAL HAZARDS

Natural safety hazards in San Bernardino County include seismic hazards, non-seismic geological hazards, flood hazards and wildland fire hazards.

There are more than thirty active earthquake faults in San Bernardino County. The Valley region contains the three faults most capable of generating destructive earthquakes in the State of California: the San Andreas fault, characterized by larger infrequent earthquakes; the San Jacinto fault, the state's most active fault; and the Cucamonga fault. Earthquakes are responsible for three types of seismic hazards: ground rupture, ground shaking, and ground failure (such as collapse, landslides and liquefaction).

Ground rupture due to vertical or lateral fault movement is a significant hazard, especially within 50 feet of an earthquake fault. The location of structures and building construction practices in areas close to faults can affect the potential severity of damage. The state Alquist-Priolo Geologic Hazard Zone Act requires comprehensive geological studies in state-identified fault zones, location of potentially active fault traces and a ban on building for human occupancy in fault zones and across active fault traces where primary ground rupture may destroy structures.

Although less dramatic than ground ruptures, ground shaking can cause destruction over a larger area. All of the Valley and Mountain regions

and part of the Desert region are subject to severe ground shaking. Within sections of the Valley and Mountain regions with marshes or high levels of underground water, earthquake movement can also cause liquefaction or failure of the ground's ability to support a structure.

Non-seismic geological events, such as landslides, mudslides, subsidence and erosion also cause movement of the ground with resulting damage or destruction to the man-made environment. Grading of hillsides can increase the potential for landslides and mudslides, particularly in areas of natural instability. As the valley and mountain hillside areas continue to urbanize, damage from landslides, mudslides and erosion could increase.

In the Valley region, subsidence is also a potential problem (where there are sandy or clay soils). Subsidence can lead to uneven settling and cracking of roads, pipes, buildings and other structures.

Flooding is also a serious natural hazard in San Bernardino County. Special flood hazard studies have identified the potential flood areas in the Valley and portions of the Desert region. However, flood-prone areas have not been identified and mapped in many areas of the Desert and Mountain regions. Until they are, actions cannot be taken to reduce flood losses.

Flood hazards can be reduced through programs that either prevent floods or control and divert floods that cannot be prevented. Structural programs include measures such as dams, reservoirs, debris basins, levees and channel improvements. Nonstructural programs include such actions as flood plain zoning, subdivision regulations, grading ordinances and hazardous land or channel acquisition.

The fourth major natural hazard in San Bernardino County is wildland fire. The San Bernardino Mountains, San Gabriel Mountains, the Valley foothills, Redlands, the Badlands, and Crafton Hills areas of the County are particularly susceptible to wildland fire due to: 1) rugged terrain, 2) the types and amounts of vegetation, 3) climatic factors, and 4) the presence of people and development. Any one factor or combination of factors can create a high or extreme fire hazard. With the use of effective brush clearance around structures and roadways, controlled burning, building codes, land use and siting controls, wildland fires can be reduced in frequency and severity.

**GOAL C5-a: PUBLIC SAFETY FROM NATURAL HAZARDS**

**Policy C5-al:** Minimize loss of life and property due to natural hazards.

**Action:** (a) Establish appropriate siting and development standards in order to reduce the risks of natural hazards.

(b) Coordinate land use plans and planning decisions related to natural hazards with other agencies. (c) Provide, encourage and assist educational programs. (d) Provide or require provision of information about known natural hazards to protect potential buyers of real estate. (e) The policies and criteria of the Alquist-Priolo Special Studies Zones Act (Sections 2621-2630, Public Resources Code) as it applies to the San Andreas, San Jacinto and other faults considered are hereby adopted by reference and also extended to all other potentially "active" faults within the County. (f) Map the boundaries of areas containing active or potentially active faults, areas prone to or affected by landslides, inundation and other natural hazards and manage these areas through appropriate standards and regulations.

Policy C5-a2:           Maintain accessibility to populated areas during natural disasters.

Action: (a) Maintain County roads and encourage the maintenance of State and Federal roads. (b) Generally require provision of two separate means of access to new developments. (c) Plan for projected emergency access needs in the annual review and approval of the County's Capital Improvement Program. (d) The following are designated potential evacuation routes: In the Valley planning area of the County, the major routes out of the County are Interstates 10, 15, and 215, along with State Highways 30, 31, 60, 66, 71 and numerous major and secondary highways. For the Mountain planning areas, potential major evacuation routes are State Highways 2, 18, 38, 138, 173, and 330, and Mount Baldy Road. In the Desert planning area, there are Interstates 15 and 40, U.S. 95 and 395, and State Highways 18, 58, 62, 127, 138, 178 and 247. The above listing of potential major evacuation routes is not meant to be a comprehensive evacuation plan. It merely indicates the major highways traversing the County, all of which are potential major evacuation routes should a disaster occur within the County. These routes are found on the regional circulation maps of the General Plan. In most cases, the San Bernardino County Sheriff's Department is in charge of evacuation procedures. Specific evacuation routes will be designated during an emergency as and when the need arises in accordance with the evacuation procedures contained in the County Emergency Management Plan (under separate cover). During strong earthquakes, major floods and fires, certain routes may be impassable. Detours and rerouting of traffic will be designated by the appropriate agency as needed following procedures set forth in the Emergency



Management Plan.

Policy C5-a3: Provide an effective, economically feasible emergency response system.

Action: (a) Maintain a good communications program and work closely with State and Federal agencies and other local agencies involved with disaster preparedness.

Policy C5-a4: Reduce safety hazards in all structures.

Action: (a) Encourage renovation, occupancy reduction and selective demolition of designated structures. (b) Encourage standardization and periodic updating of building and health codes by all local governments.

Policy C5-a5: Require disaster plans and provisions in the design, location and management of public facilities.

Action: (a) Plan, design and use public facilities according to the requirements of the County Emergency Management Plan.

Policy C5-a6: Coordinate land use and flood control planning.

Action: (a) Continue to improve coordinated land use and flood control planning through Land Management Department, Flood Control District, and Special District staff contacts, and through annual review of the Capital Improvements Program.

Policy C5-a7: Continue to improve and coordinate fire protection standards and services.

Action: (a) Consolidate fire protection services whenever more efficient and economical service will result. (b) Cooperate with the United States Forest Service and the California Department of Forestry to provide wildfire protection through land use policies, standards, ordinances, development review and preventative measures which will minimize fire danger. (c) Continue to support mutual assistance programs between fire protection agencies throughout the County.

Policy C5-a8: Establish and enforce fire prevention and fire fighting measures.

Action: (a) Expand fuel breaks, controlled burning, fire roads and greenbelts where needed. (b) Generally require a source of water adequate to meet fire protection standards for hillside development. (c) Establish minimum spacing of structures in fire hazard areas. (d) Plan for and encourage adequate, reliable water storage for community fire protection in hazardous areas. (e) Generally require at least two different routes for entrance and exit. (f) Limit building densities on all sloping land in fire hazard areas. (g) Amend the Development Code to accommodate fire hazard standards. (h) Consider adoption of a regulation to require listing of fire hazard information in the deed of properties within High Fire Hazard Areas. (i) Continue to generally apply the following development guidelines:

- (1) Except where adequate fire protection measures and adequate access exists, building densities should not exceed four dwellings per acre for slopes from 15 to 30 percent and one dwelling unit per acre for slopes from 30 to 40 percent. For slopes greater than 40 percent, limit densities to a maximum of one unit for every 3 acres in all High Fire Hazard Areas.

Slope density standards are minimum requirements. These densities may be reduced to meet local conditions.

The General Plan Map shall take precedence over the slope density formula when the map establishes lesser density than the slope density formula.

- (2) Buildings to be spaced adequately and/or fire resistive construction techniques and extinguishing systems are to be used (in hazard areas), in order to minimize the exposure and risk from an adjacent structural fire from structure to structure.

Clearances around structures and road widths in fire and geologic hazard areas as identified on the Health and Safety Considerations Maps should generally meet the following requirements:

New structures proposed on parcels of sufficient width (usually 60 feet or greater) should maintain a

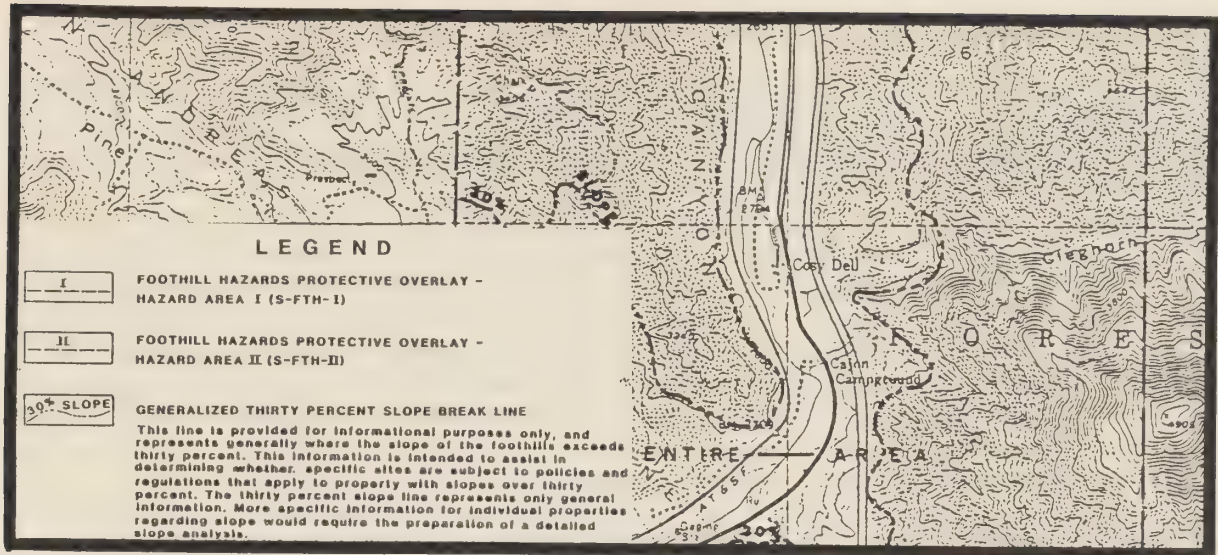
minimum of 30-foot wide building separation. All structures should maintain a minimum of a 30-foot wide vegetation clearance area with some exceptions for ornamental landscaping and ground cover as recommended by the local fire authority.

Public roadways should be developed with a minimum of a 40-foot wide right-of-way in the Mountains and a 50-foot wide right-of-way in the Valley and Desert, both with a minimum 26-foot wide paved way of travel. For privately maintained roads the minimum should generally be no less than a 24-foot wide paving with no parking allowed, 30-foot wide paving with parking allowed on one side, or a 36-foot wide paving with parking allowed on both sides.

- (3) Land developers will provide an interim fuel management program.
- (4) New development in fire or geologic hazard areas as identified on the Health and Safety Considerations Maps should generally provide domestic and fire suppression systems which meet the following minimum Peakload Water Supply system guidelines or be adequately served by water supplies for domestic use and community fire protection in accordance with standards of the County and the local serving fire protection agency or authority:

Peakload Water Supply System Guidelines		
1,000 gallons storage per dwelling unit per day for combined operational and domestic emergency use plus the following fire flow:		
<u>Land Use</u>	<u>Fire Flow System**</u>	
<u>Residential density</u>	<u>Flow</u>	<u>x duration</u>
up to 1 du/20 ac	*	*
>1 du/20 ac to 1 du/5 ac	750 gpm	1 hour
>1 du/5 ac to 1 du/ac	750	2
>1 du/ac to 2 du/ac	1000	2
>2 du/ac to 4 du/ac	1500	2
>4 du/ac to 7 du/ac	2000	2
>7 du/ac to 12 du/ac	2500	2
>12 du/ac	3000	3
<u>Commercial</u>	3000	3
<u>Industrial</u>	3500	3
GPM - gallons per minute.      du/ac - dwelling unit(s) per acre(s)      > - greater than		
* In areas where water systems are not required, individual dwellings should generally have a minimum of 3,000 gallons of onsite storage for total peakload water supply.		
** Based upon Uniform Fire Code calculations. Individual development requirements may vary according to structure square footage, spacing and construction material.		





### FOOTHILL HAZARDS PROTECTIVE OVERLAY

The foothills of the San Bernardino and San Gabriel Mountains are areas subject to a number of natural hazards which pose serious threats to development.

Wildland Fires, the most frequently occurring and destructive of these natural hazards, occur in the foothills due to: 1) the plentiful natural fuels, 2) the rugged terrain composed of steep slopes, and 3) climatic conditions that facilitate the spread of fire. Also, fire hazard is increased by slow emergency vehicle response time in steep, remote and almost inaccessible hillside areas.

Wildland fire also contributes to erosion hazards in the foothills. Hillsides, many of which are already unstable, are denuded of ground cover by summer and fall wildland fires. These denuded areas become vulnerable to erosion, flooding and resultant mudslides during winter rains.

There are two major earthquake faults in the Foothill Hazards Protective Overlay Area: the Rancho Cucamonga Fault, which runs along the foot of the San Gabriel Mountains, and the San Andreas Fault, which runs along the foot of the San Bernardino Mountains. There are also several smaller faults within or adjacent to the foothills. Many areas in the foothills are prone to landsliding and in many cases tectonic movement contributes to landsliding by crushing underlying bedrock, increasing slope instability.

There are many areas within the County where similar natural hazards exist, although there are few areas where the combination of hazards creates such a preeminent threat to development. Exposure to these natural hazards has increased in the recent past as the San Bernardino Valley has experienced extremely rapid growth. The Valley will probably

continue to grow at a rapid rate and, as it grows, development will continue to move into the foothill areas. Development in the foothill areas will exacerbate the safety problems caused by the natural hazards indigenous to the foothills.

The Foothill Hazards Protective Overlay has been established to reduce the effects of these natural hazards. This area is also within the high Fire Hazard Overlay as designated on the General Plan Health and Safety Considerations Maps. Within the Foothill Hazards Protective Overlay, special measures are applied to reduce the exposure of development to natural hazards. These measures have been designed to limit the danger and damage that may be caused by these natural hazards, but it is important to acknowledge that danger from these natural hazards cannot be completely eliminated because they are intrinsic to the environment of the foothills.

Reduction of exposure of human activity to natural hazards is achieved primarily through three means: 1) General Plan policies aimed specifically at the Foothill Hazards Protective Area; 2) General Plan policy action steps related to development design review; and 3) the establishment of the Foothill Protective Overlay District (Zone) with specific design and construction standards, which has been established over the entire area of the Foothill Hazards Protective Overlay as depicted on the General Plan Health and Safety Considerations Map.

GOAL C5-b: MINIMIZE LOSS OF LIFE, PROPERTY AND RESOURCES BY REDUCING THE EXPOSURE OF HUMAN ACTIVITY TO THE NATURAL HAZARDS IN THE FOOTHILLS.

Policy C5-b1: Ensure that development has adequate access for emergency evacuation and for emergency vehicles in the event of wildland fires and other natural disasters.

Action: (a) Require strict compliance with the provisions of the access standards of the Foothill Hazards Protective Overlay District, the subdivision design and improvement standards of the County Development Code, and, where applicable, Planned Unit and Planned Residential Development standards. (b) Access for development projects shall be considered in conjunction with the location of active faults through the development review process. Access across faults shall be discouraged where point(s) of access can feasibly be located outside of fault areas.

Policy C5-b2: Increase protection of structures from wildland fires through the provision of fire-protective construction standards.



Action: (a) Through the provisions of the Foothill Hazards Protective Overlay District require the following: (1) Require roof coverings to be Class A, fire retardant or non-combustible, as defined in the Uniform Building Code. (2) Require structures to have fire resistive sidings and to be otherwise constructed to be fire resistive.

Policy C5-b3: Manage vegetation to reduce the source of fire conveyance which would have the potential of threatening structures in the event of a wildland fire.

Actions: (a) The Department of Forestry/Fire Warden shall continue to enforce the provisions of the State Public Resources Code, Section 4291, the Uniform Fire Code and the Foothill Hazards Protective Overlay District pertaining to vegetation modification for purposes of fire protection. (b) The Department of Forestry/Fire Warden shall establish the area within the Foothill Hazards Protective Overlay District as a priority area for the implementation of existing or future vegetation management programs. (c) The Department of Forestry/Fire Warden shall continue to provide information and guidance to homeowners, developers, building contractors and members of the general public on proper methods of vegetation management for purposes of fire protection, including prescribed burning, vegetation thinning and the fire resistive and erosion preventative properties of native and non-native plants. (d) Through the provisions of the Foothill Hazards Protective Overlay District and through the development design review process, require projects to provide for the establishment and maintenance of fuel modification areas, normally along the perimeter of areas to be developed that are adjacent and exposed to hazardous fire areas.

Policy C5-b4: Require the design of development to limit the exposure of structures to wildland fire and to facilitate firefighting efforts when fires occur.

Action: Through the provisions of the Foothill Hazards Protective Overlay District and the development review process, require the following: (a) Projects will provide immediate vehicular access to the perimeter of structural development within projects adjacent and exposed to wildlands. (b) Static water sources are to be located and designed to permit access to such sources by firefighting equipment. (c) Require adequate building separations to reduce the potential of fire spreading from structure to structure.



Policy C5-b5: Prohibit unsafe development in areas with hazardous conditions, and otherwise limit development in areas with predominant natural slopes greater than thirty percent (30%), in narrow canyon mouths and on narrow ridge saddles.

Action: The following actions shall be taken in areas with predominant natural slopes greater than thirty percent (30%), and in narrow canyon mouths and ridge saddles: (a) Require all subdivisions with slopes greater than 30% to submit a Planned Unit or Planned Residential Development, or Modified Subdivision application. All such site designs shall be required to incorporate the following considerations and requirements: (1) Require projects to transfer density out of all areas with slopes greater than 30 percent, narrow canyon mouths, and on narrow ridge saddles. (2) Where projects are entirely within areas with predominant slopes greater than 30% or where it is not physically feasible to transfer density to less steep slopes because of the limited holding capacity of the less steep areas to absorb additional density, development shall be clustered on the portions of the site best suited to safe project design. When reasonable safety from natural hazards is not achieved the project shall not be approved. (3) Access road lengths shall be the shortest feasible. Grading for roads, structure foundations and drainage facilities shall be the minimum necessary to provide for adequate access, adequate drainage and erosion control and stable foundations that meet applicable County standards. (4) If it cannot be demonstrated that natural hazards will be mitigated to a level which will ensure the safe development of a site, or if the development of a site will cause or increase unmitigated hazardous conditions on adjacent property, development shall not be permitted. (b) Require the following criteria to be considered by applicable decision makers, in addition to other criteria normally considered which are not directly related to safety from natural hazards, in the review of proposed General Plan Amendments and in the development of Community, Area, Specific or Regional Plans: (1) The presence of potential geologic hazards on site or where development on the site may increase hazards off-site. (2) Accessibility to the site including:

- (A) The quality of existing or proposed roads which will provide access to the site.

- (B) Distance of the site by road from the floor of the San Bernardino Valley including, where applicable, the floor of Oak Glen.
- (C) Distance from other developed areas and the size and residential density of these areas.

(3) Availability of water that can be provided onsite for firefighting purposes. (4) Proximity of the site to an existing or funded/proposed fire station. When fire response time information is available from the responsible fire agency, the response time to the site from the nearest fire station shall be stated and considered. (5) The average natural slope of the site. (6) The potential for increases in erosion and flooding, onsite and offsite, that may be caused by build out at the Proposed General Plan densities. (7) Whether there are suitable potential building sites within the proposed General Plan Amendment area sufficient to safely accommodate build-out at the proposed General Plan densities.

Project proponents should submit preliminary development plans including preliminary grading plans and, when appropriate, other information which will aid in the analysis of proposed General Plan Amendments which would increase density of uses. The proponent of the proposed General Plan Amendment must demonstrate that the increases in maximum allowable General Plan residential densities can be accommodated in a safe manner, and based on the considerations and requirements listed above.

Policy C5-b6: Provide information to residents, prospective residents, realtors, developers and builders to promote awareness of the hazards of living and building in the foothills.

Actions: (a) The County Forestry/Fire Warden Department shall, in cooperation with the appropriate Resource Conservation District, continue to provide information to the public on vegetation modification and management, fire safe site design techniques and other steps that can be taken by homeowners, property owners and developers to provide protection from wildland fires and erosion. (b) The Office of Building and Safety, with the assistance of the Office of Planning, shall prepare an informational brochure on the design and construction standards required by the Foothill Hazards Protective Overlay District. (c) The Office of Building and Safety shall continue to disseminate guidelines on the preparation of erosion and sediment control plans. (d) Require the project proponent to have a pre-application conference with the Office of

Planning, prior to the acceptance of a land use application for processing. (e) When appropriate, the Land Management Department shall refer members of the public to the appropriate Resource Conservation District and/or the U.S. Soil Conservation Service for information and assistance regarding watershed management, flooding, and erosion control. (f) Through the County's Development Activity Tracking and Expediting System (DATES), provide information indicating whether a specific property is within a fire hazardous area.

#### CRIME PREVENTION THROUGH PHYSICAL PLANNING

As in many other cities and counties across the nation, crime has grown in San Bernardino County particularly in the Valley region where urbanization has occurred rapidly. A major effort to reduce the increased incidence of crime and reestablish both real and perceived security and safety focus on the concept of defensible space. This concept involves a wide incidence range of crime prevention measures which the County can encourage or require in the review of public and private development plans and in the design of County facilities.

GOAL C5-c:       REDUCED CRIME.

Policy C5-cl:       Incorporate crime prevention techniques in land use planning and urban design.

Action: (a) Encourage street and lot patterns which maximize neighborhood surveillance and protection by the public and by police patrols. (b) Provide adequate lighting at street intersections. (c) Require architectural designs that have secure appearances and help residents or building users to detect crime more easily.

### **ISSUE 6. ENERGY**

Southern California's rapid rate of growth and development in the 1960's and 70's was accompanied by a tremendous increase in the demand for energy. This increased demand has resulted in a proliferation of centralized energy production (such as power plants), and the proliferation of the various means of centralized energy distribution (such as pipelines and transmission lines). Concurrent with the rise in demand for more and more energy has been the demand for more efficient production, distribution, and use of this energy. In addition, new methods of energy production and distribution have led to analysis of land development practices and land use patterns.

San Bernardino County has become a major corridor for transmission



lines and pipelines as well as the home for new power generation plants. Because power plants can have significant environmental impacts, the County must carefully weigh all costs against all benefits. Costs are measured in economic terms in the commitment and depletion of natural resources; in the real and perceived environmental degradation; in the secondary costs of transport, storage and disposal of fuel and waste products; and in user costs. Benefits are measured in social terms in the enabling or restrictions of lifestyle; in allocation of environmental assets to competing interests; in the provision for employment and tax revenues; and in the maintenance and improvement of a defined quality of life. Because costs and benefits are measured in different terms and different value systems, this measurement of costs versus benefits will remain difficult and controversial.

Major centralized energy generation plants currently consume vast quantities of land to distribute this energy over the large areas served. Transmission lines and pipeline corridors require an extensive commitment of land. Because land is a precious resource, decentralization of smaller energy generation plants should be encouraged at least until an alternative to the commitment of land for energy distribution can be found.

The increasing costs of energy has stimulated technological research and development of alternative energy sources. Use of solar energy for water and space heating has been shown to be commercially feasible. Some applications of these technologies are already on the commercial market and are being used in new residential, commercial and industrial developments. While some drawbacks remain (such as initial cost), these technological advancements could provide alternatives to the new major centralized power plants. In addition, conservation and reduction of peak load electrical requirements are an inexpensive means of reducing the demand for more power plants.

Land use patterns and development practices can also be significant mechanisms to reduce energy consumption. Because land use patterns determine distances between residential, commercial and industrial developments, they influence an individual's decision to walk, bicycle, drive or use public transit (when available). Development practices directly affect the amount of energy needed to operate a building. Orientation, color, shading, windows and surrounding vegetation are among the many factors that can be manipulated to optimize opportunities for energy conservation. Since local climatic conditions and geography dictate the heating and cooling needs of a building, it is essential to regionalize development standards.

No one governmental or private agency has total responsibility over energy development and use, but the actions of any one agency could have important consequences for San Bernardino County. It is important, therefore, to understand the roles and powers of various agencies so that the County can be effective within its own jurisdictional prerogatives,

as well as in its efforts to influence those other agencies with decision-making powers.

The County has no regulatory control over energy facility siting for projects of 50 megawatts or greater. The California Energy Commission has the responsibility for siting power plants and certain transmission lines. The Public Utilities Commission has the responsibility for other transmission lines. The County can formally participate in the siting review procedures of these State agencies. Participation is essential if the County is to have a voice in decisions which significantly affect land use and other significant County issues.

San Bernardino County generally has the authority to control land uses, locate roads and provide essential services within its unincorporated territory. The County, therefore, can directly affect future needs and demands for energy. This authority, if properly used, can reduce the potential need for new energy generation plants.

By combining its ability to influence energy facility siting with its direct regulatory powers, the County can be assured of an adequate energy supply with minimal commitment of valuable natural resources. NOTE: For information and reference to power plant siting, refer to the siting criteria checklist and siting analysis maps in the Joint Utilities Management Plan.

GOAL C6-a:           EQUITABLE DISTRIBUTION OF ENERGY FACILITIES WITHIN SOUTHERN CALIFORNIA.

Policy C6-a1:           Advocate the siting of energy facilities in locations that minimize net energy use and consumption of natural resources.

Action:   Strongly support comparative analysis of net energy use with its impact as shown on the Joint Utilities Management Plan (JUMP) siting analysis maps and the incremental use of natural resources, including air quality and water supply, when evaluating alternative sites for energy facilities. Evaluations should cover construction, operation and dismantling of the energy facility.

Policy C6-a2:           Support efficient production and distribution of energy.

Action:   (a) Encourage regional siting plans. (b) Promote consolidation of new pipelines and existing pipelines or transmission line corridors and new transmission lines with existing pipelines or transmission line corridors and new transmission lines with existing major transmission line corridors except where there are demonstrated concerns.



(c) Encourage the development of limited-life commercial feasibility demonstration projects that test new energy resources or technologies. (d) Encourage high efficiency power generation modes and transmission systems. (e) When new transmission lines cannot be located within existing major transmission line corridors, support investigation into the feasibility of establishing corridors parallel and adjacent to major interstate freeways.

Policy C6-a3:           Actively participate in all related matters that could influence the siting of energy facilities within San Bernardino County.

Action: (a) Formally intervene in the siting procedures of the California Energy Commission and Public Utilities Commission when authorized by the Board of Supervisors. (b) Monitor Federal and State activity including their review of proposed facilities, new legislation, new funding sources and technological advances in the energy field. (c) Develop a system to provide affected communities with detailed information of proposed facilities as early as possible. (d) Designate a staff member to coordinate and expedite all County reviews of proposed energy facilities.

GOAL C6-b:           MAXIMIZED BENEFICIAL EFFECTS AND MINIMIZED ADVERSE EFFECTS ASSOCIATED WITH THE SITING OF MAJOR ENERGY FACILITIES.

Policy C6-b1:           Encourage the use of innovative energy resources, technologies and design features in energy facilities.

Action: (a) Encourage analysis of the feasibility and benefits of using new technologies during the siting procedure for proposed energy facilities. (b) Strongly support undergrounding of new and existing transmission lines. (c) Encourage development and use of new designs for major transmission line towers that are aesthetically compatible with the urban environment from a close viewing distance.

Policy C6-b2:           Support energy facility proposals that minimize adverse effects.

Action: (a) Advocate use of separation criteria determined necessary to maintain system reliability while minimizing separation distance between major transmission line corridors. (b) Encourage the use of appropriate measures to mitigate adverse affects from individual energy facility proposals. (c) Encourage the use of nongeneration energy



techniques and facilities. (d) Powerline routes consisting only of wooden pole lines are not suitable for major steel tower electrical transmission lines.

Policy C6-b3: Promote land use compatibility between utility corridors and adjacent land uses.

Action: (a) Encourage secondary uses within corridors that are compatible with adjacent land uses.

GOAL C6-c: SUPPORT ENERGY CONSERVATION AS WELL AS EFFORTS TO MINIMIZE PEAK LOAD DEMANDS.

Policy C6-c1: Provide land use and building controls and incentives that maximize the unique climatic and geographical opportunities for energy conservation and small-scale alternative energy systems within each of the County's three regions.

Action: (a) Develop and implement energy-efficient policies and standards for the Valley, Mountain and Desert regions. (b) Prepare and use a Master Environmental Impact Report for energy mitigation measures for the Valley, Mountain and Desert regions. (c) Consider appropriate and economically feasible energy conservation measures to mitigate impacts caused by development projects. (d) Coordinate energy-related educational media programs.

Policy C6-c2: Support the efforts of other governmental entities and the utility companies to promote energy conservation and the use of alternative energy resources and technologies in the private sector.

Action: (a) Work with all energy providers and government agencies to promote energy conservation and use of alternative energy resources and technologies. (b) Promote joint City-County adoption of energy efficient development standards. (c) Support and initiate energy legislation. (d) Actively participate in the development and implementation of standards and regulations under the jurisdiction of the State and Federal government. (e) Support load management programs. (f) Coordinate energy-related educational media programs.

GOAL C6-d: MINIMIZED ENERGY CONSUMPTION ATTRIBUTABLE TO TRANSPORTATION WITHIN THE COUNTY.

Policy C6-d1: Minimize the need to use the automobile by promoting mixed land uses.

Action: (a) Encourage walking to neighborhood commercial centers by locating residences near neighborhood commercial centers. (b) Encourage development of recreational facilities within neighborhoods. (c) Cluster employment centers and facilities to encourage access by public transit.

## ISSUE 7. ENVIRONMENTAL QUALITY

As the population continues to grow, it becomes more important to understand and maintain a balance between environmental quality and man's actions and activities. Water (quality and quantity), air quality and solid waste management are important components of environmental quality. Each is discussed under the separate issue headings of: Water Quality, Air Quality, and Solid Waste Management.

### WATER QUALITY

Water quality is not just a San Bernardino County problem; it is closely linked with the water supply, quality and waste management of the southern California region and, to a lesser extent, the entire State.

In 1974, the State Regional Water Quality Control Boards developed water quality control plans for each of the 16 planning basins covering the State. San Bernardino County lies within three of these basins: The Santa Ana River, Lahontan and Colorado River basins. More recently, the County has participated in the development of an Areawide Waste Treatment Management Plan for the Southern California Region under Section 208 of the Federal Water Pollution Control Act (PL 92-500). Currently, there are 17 cities, 5 regional agencies, over 60 local water quality related special districts and numerous State and Federal agencies involved in various aspects of water quality management in San Bernardino County. Responsibilities among all these organizations are generally divided along functional lines, such as water supply, wastewater management, flood control and solid waste management. There is no one local agency, however, responsible for water quality throughout the County. In some cases, certain agencies with overlapping boundaries have authority to exercise similar management responsibilities resulting in duplication of effort. Because of potential water shortages, water supply is an important factor in water quality planning in San Bernardino County. Historically, San Bernardino County has had a relatively pure, though limited natural supply of water. Urban settlement and agriculture has

depleted that supply. Present and projected demand for water by agricultural, municipal and industrial users significantly exceeds local surface and groundwater supplies. As a result, users will have to depend more and more on supplemental supply through wastewater reuse and importation or face continued depletion of groundwater reserves and eventual water shortages.

Furthermore, a large portion of the underground water supply in the County is plagued by either high levels of TDS (total dissolved solids) or nitrates, in some areas. High TDS and nitrates are believed to be caused by the use of poor quality imported water for irrigation (Valley and Desert regions), poor management of fertilizers and irrigation waters (Valley and Desert regions), animal wastes (Valley region), natural geologic conditions (Desert region), and perhaps septic tank effluents (Countywide).

Serious problems can accompany high levels of TDS and nitrates. Depending on the mineral content, high TDS can restrict domestic, agricultural and industrial uses. High nitrate levels have been linked with methemoglobinemia (blue-baby syndrome) in babies up to six months of age.

Another factor affecting the quality of surface and groundwater is the use of individual disposal systems, such as septic tanks. There are a number of small communities which are reaching population densities where continued use of individual disposal systems could degrade surface and groundwater quality. This possibility has forced the California Regional Water Quality Control Boards to impose temporary prohibitions on the expanded use of these systems in several communities and necessitated the institution of temporary growth restrictions and the construction of expensive sewer systems. The possible degrading of surface and groundwater quality has also prompted the County to develop methods to anticipate impending problem areas, measures to make individual disposal systems more dependable, and alternatives to costly community wide sewer systems.

A wide array of corrective measures have emerged from these planning efforts. Many are already being implemented, such as the construction of centralized sewage collection and treatment systems, and a brine line to export to the Pacific Ocean highly saline waste waters from known industrial, municipal and agricultural pollution sources in the Valley region and Riverside and Orange counties.

Implementation of measures to ensure water quality is impeded by high costs and the complex institutional framework for water quality management that exists in San Bernardino County. Even though Federal and State clean water grants are available, substantial local contribution is necessary to fully finance major pollution control facilities. Budgetary



constraints caused by the limited taxing ability of County Government makes it difficult to fund water quality studies and construction projects.

GOALS C7-a: RESTORATION, IMPROVEMENT AND PROTECTION OF THE QUALITY AND QUANTITY OF SURFACE AND GROUNDWATER RESOURCES IN THE COUNTY.

Policy C7-a1: Regularly inform and educate the public on the need, methods and timing of septic tank system maintenance.

Action: (a) Publish pamphlets on proper septic tank maintenance and periodically distribute them to all septic tank owners. (b) Utilize septic tank maintenance districts where necessary to ensure an adequate level of maintenance.

Policy C7-a2: Protect and improve water quality.

Action: (a) Restrict development in areas of demonstrated water pollution until those problems can be solved. (b) Review all development proposals for impact on water quality and, where necessary, utilize the expertise of outside agencies in this effort.

Policy C7-a3: Encourage and cooperate with governmental agencies at all levels to apply measures which will correct or prevent surface and groundwater pollution.

Action: (a) Seek Federal and State grants for local water quality control programs. (b) Work with other agencies to identify local funding sources for water quality control programs. (c) Seek State and Federal funds for small-scale sewage disposal systems where appropriate. (d) Participate in those water quality studies and projects which have been approved by the County Environmental Public Works Agency's Wastewater Management Committee.

Policy C7-a4: Require waste treatment systems which are consistent with protection of the public health and water quality.

Action: (a) For any proposed development or subdivision of land within a sewer district, connection to the community sewer system shall generally be required. Exceptions to this are only as follows: (1) An alternative waste treatment system (e.g., package treatment plant) may be authorized, subject to review and approval by the County Planning Commission. Such alternative systems shall be for

developments under single ownership such as an industrial plant, shopping center, mobilehome park, apartment project, etc. (2) Individual on-site waste disposal (e.g., septic tank) systems may be permitted with review by the local sewage collection entity. (b) Within areas that have approved 201 Facilities Plans, proposed projects shall comply with those plans. The provisions of those approved plans, inconsistent with the above, shall supersede this policy. A 201 Facilities Plan is a Wastewater Disposal Plan adopted by the responsible sewerage entity, pursuant to Public Law 92-500, Section 201. (c) Normally require developments within sewer districts to connect to the community sewer system.

#### AIR QUALITY

Air quality in San Bernardino County has declined significantly in the past decade, posing increasingly serious hazards to human health and comfort. Studies by County and regional air quality management agencies indicate that:

1. High smog levels (oxidants or ozone) in San Bernardino County come mainly from Los Angeles and Orange Counties.
2. The Valley region is one of the smoggiest area in the Southern California Air Basin. In 1977 the City of Fontana, for example, experienced 98 Stage 1 smog episodes.
3. The Valley region receives some of the highest sulfur dioxide levels in the South Coast Air Basin due in part from industrial emissions from the Los Angeles area.
3. Particulate concentrations in the Desert region are the highest in California; over three times the State standard. Although windstorm dust is the main source of the problem, wildfires and some farming operations also contribute to particulate contaminants.

The County has recently participated in development of a consolidated regional air quality plan for Riverside, Los Angeles, Orange and San Bernardino Counties. This approach to air quality planning recognizes that actions and activities in one county can affect the air quality in another county.

To effectively reduce air pollution to acceptable levels, the regional air quality plan considers complex issues, including:

1. Are the environmental, social and health benefits of improved air quality worth the economic costs? The first generation of pollution controls successfully reduced many stationary and mobile emissions. These measures have included the banning of incinerators, recovering sulfur from oil refineries, reducing the types of allowable solvents, requiring auto emission control equipment, requiring utilities to burn natural gas during certain months of the year, and encouraging ride sharing and public transit. The remaining emissions will be much more costly to control. The public may have to decide between cleaner air, higher passed-on costs to goods and services, and life style adjustments.
2. Who will fund local air quality controls? Solutions to air pollution are complex and expensive - far beyond local government capabilities, especially in the post-Proposition 13 era. There is an increasing need for financial support from State and Federal governments.
3. How can equity be achieved so that all local governments do their fair share to reduce air pollution? The successful implementation of emission controls in San Bernardino County is contingent upon reciprocal action on the part of every other county and city in the region. Assurances that each jurisdiction is doing its fair share to reduce air pollution must be provided. But determining what constitutes a fair share, how it will be measured, and who will have enforcement responsibilities are important, unresolved questions.

GOAL C7-b: HEALTHFUL AIR QUALITY.

Policy C7-b1 Consider air quality when making land use decisions.

Action: (a) Direct development to areas where effects and costs of air pollution can be minimized. (b) Locate new high-density residential uses around and within urban and suburban centers. (c) Concentrate commercial and industrial growth in or near existing compatible commercial, industrial and major transportation areas.

Policy C7-b2: Reduce air pollution attributable to energy production and use.

Action: (a) Develop and implement an energy conservation program. (b) Reduce vehicle miles traveled (VMT) by



encouraging the development of employer and employee incentive programs and requiring VMT minimization measures in specified new developments. (c) Reduce emissions from pollution sources directly under County control.

Policy C7-b3: Encourage improvement of Air Quality Standards.

Action: (a) Support the regional Air Quality Management Plan.

#### SOLID WASTE MANAGEMENT

Solid waste (refuse or garbage) disposal practices have significant land use implications. Landfill and specialized waste disposal sites are not naturally compatible with many other land uses. Suitable sites are not always readily available. Yet, the amount of solid waste is continuing to grow.

San Bernardino County has been proposed as the location for specialized waste disposal sites that serve the entire Los Angeles metropolitan area. Los Angeles and Orange Counties are finding it more difficult to dispose of their solid wastes, particularly sewage sludge and hazardous waste. Urban growth, prohibitions on waste disposal in the oceans, and closer inspection of industrial waste disposal practices have increased the need for waste disposal sites, while available land for the sites has diminished. For selected solid wastes, resource recovery can reduce the amount of solid waste. With rising costs of waste disposal and increased value of recoverable materials, there has been renewed interest in waste recycling and resource recovery. However, environmental, technical and initial cost constraints have blocked widespread development of resource recovery programs in San Bernardino County.

The approximate location of waste disposal sites are shown on the regional land use maps of the general plan. Refer to the current Solid Waste Management Master Plan (under separate cover) for information regarding these sites.

NOTE: The Consolidated General Plan does not supersede the San Bernardino County Solid Waste Management Master Plan.

GOAL C7-c: A SAFE, EFFICIENT AND ECONOMICAL SOLID WASTE COLLECTION, RECLAMATION AND DISPOSAL SYSTEM.

Policy C7-cl: Consider local environmental, social and economic costs and needs in regional solid waste disposal studies.

Action: (a) Participate in regional solid waste disposal studies. (b) Seek public involvement in the development of regional solid waste disposal recommendations. (c) Support recommendations which have the lowest environmental, social and economic costs. (d) Develop criteria to properly locate future solid waste disposal sites.

Policy C7-c2: Promote the recovery of usable materials and energy from solid wastes.

Action: (a) Seek Federal and State funds for projects utilizing resource recovery processes. (b) Participate in regional, resource recovery studies. (c) Work with private industry to increase resource recovery from solid wastes.

Policy C7-c3: Plan and construct new sewage treatment facilities on the basis of the County's adopted growth forecast.

Action: (a) Through the location and size of sewage facilities and the timing of their use, ensure consistency with the County's adopted growth forecast. (b) Encourage phased and modular construction of sewage treatment plants. (c) Encourage planned capacity increases in locations where sewage facilities are approaching capacity. (d) Develop contingency plans for sewage management. (e) Manage future development until sufficient capacity or approved alternative waste treatment systems are provided. (f) Encourage Special Districts (Board governed and independent) and the cities to plan and construct new sewage treatment facilities on the basis of the County's adopted growth forecast.

#### NOISE

Although people are continually surrounded by noise, excess noise can cause psychological and physiological damage. There are many major sources of noise, including industries, automobiles, trucks, trains and aircraft. To reduce harmful noise, the County can encourage appropriate State and Federal agencies to set noise standards for the acceptable duration and decibel level of noises. In addition, the County can control the type and design of new land uses adjacent to existing high-noise areas.

GOAL C7-d: AN ENVIRONMENT FREE FROM UNHEALTHFUL LEVELS OF NOISE

POLLUTION.

Policy C7-d1: Control development in areas of high noise pollution.

Action: (a) Establish a common set of noise standards for major land uses. (b) Identify noise problem areas and regulate land uses permitted in these areas. (c) Minimize the impact of noise through the site plan review process. (d) Use CNEL or Ldn methods of noise measurements. (e) Establish a central authority in Environmental Health Services with the responsibility of noise problems and programs. (f) Coordinate the establishment of a noise monitoring program with the Environmental Health Services Department.

Policy C7-d2: Minimize noise impacts from airports and aircraft.

Action: (a) Work with the Airport Land Use Commission in development of a plan of compatible uses in airport noise and crash hazard areas. (b) Recommend noise abatement controls for all airport engine run up areas. (c) Advocate the development and implementation of a noise abatement plan for each public airport.

Policy C7-d3: Control noise from sources under County jurisdiction.

Action: (a) Recognize noise as a consideration in County equipment purchasing decisions. (b) Include noise control standards in the Development Code.

Policy C7-d4: Encourage Federal and State governments to establish standards and regulate noise sources under their jurisdiction.

Action: (a) Advocate the need for and support legislation to reduce noise levels. (b) Aid in the enforcement of standards for noise producing equipment.

Policy C7-d5: Utilize a consistent method of noise measurement.

Action: (a) Use CNEL or Ldn measurements for all noise analysis. (b) Use 5dba CNEL or equivalent Ldn contours when developing community plans. (c) Review new developments with the consideration of compatibility between the proposed use and the airport needs.



## ISSUE 8. INTERGOVERNMENTAL COORDINATION

### REGIONAL, STATE AND FEDERAL AGENCIES

As of 1979, there were 10 Federal, 22 State and 8 regional agencies whose actions affect land use and development in San Bernardino County. In some cases, projects originate at the State and Federal levels almost simultaneously; for example, regional air and water quality plans requiring highly sophisticated input from regional and local agencies. In those cases where the local and regional input is not well coordinated or is absent, the decisions made at the regional, State and Federal levels might restrict local option in an otherwise unnecessary manner. Only by close coordination with these regional, State and Federal agencies can problems of regional and national significance be properly addressed, managed and resolved.

GOAL C8-a:           MAXIMUM LOCAL OPTION THROUGH COORDINATION WITH REGIONAL, STATE AND FEDERAL AGENCIES.

Policy C8-a1:           Maintain close communications with regional, State and Federal agencies on matters of mutual concern.

Action: (a) Attend meetings of regional, State and Federal agencies to discuss matters of mutual concern. (b) Communicate with other local agencies regarding the results of these meetings.

Policy C8-a2:           Coordinate County transportation planning with regional, State and Federal agencies.

Action: (a) Continue to participate in a Council of Governments which acts as the transportation planning coordinator for all local agencies in San Bernardino County. (b) Regularly attend meetings of SANBAG to discuss planning items of mutual concern.

Policy C8-a3:           Improve the efficiency and effectiveness of regional planning in San Bernardino County.

Action: (a) Consolidate all local plans and plan elements into a single plan to coordinate matters of regional significance. (b) Consolidate the three existing Airport Land Use Commissions into a single Countywide Airport Land Use Commission. (c) Integrate the transportation plans of SANBAG and the County Transportation Commission with the

County General Plan and with the new Community Plans. (d) Continue active participation in a regional Council of Governments.

Policy C8-a4: Coordinate with the Local Agency Formation Commission on planning matters affecting local governments.

Action: (a) Participate in LAFC department review committee meetings. (b) Attend and participate in LAFC hearings on matters affecting local plans.

Policy C8-a5: Share land use, economic and demographic data.

Action: (a) Maximize use of and participation in the County growth monitoring system. (b) Regularly report on the uncommitted capacity of service districts and their rate of capacity allocation. (c) Calculate general and community plan capacities based upon a regionally accepted methodology.

#### LOCAL GOVERNMENT COORDINATION

As of January 1979, there were 236 separate units of local government operating within the jurisdictional limits of San Bernardino County. Each of these governmental units has the power to tax, levy fees, build capital facilities, issue bonds and provide specified services. Of these 236 units of government, in addition to the County, there are 17 incorporated cities, 37 school districts, 59 independent special districts and 123 special districts governed by the Board of Supervisors. The Board has direct authority over actions of these 123 special districts but no direct authority over the other 112 units of government. In order to coordinate their actions, all of these governmental agencies must communicate with each other on a continuous basis and share project information. The Local Agency Formation Commissions were established in California by the Knox-Nisbet Act. These State agencies were created to manage and guide the orderly establishment, expansion, reorganization and dissolution of cities and special districts.

The LAFC establishes spheres of influence for cities and special districts in order to define their appropriate service area. For a city, the establishment of a sphere of influence identifies the designated area as probable urban expansion for the corporate limits of the city. Section 65300 of the California Government Code places a dual mandate for both cities and counties relating to land included within a sphere of influence. Counties are required to plan for all their unincorporated land. Cities are required to plan for their incorporated land and "any

land outside its boundaries which in the planning agency's judgment bears relation to its planning." Under this situation, both the cities and the County are mandated by State law to plan for the same unincorporated land and to spend public monies in so doing.

There does not now exist in California a standard means of avoiding or resolving conflicts between city and county general plans, or their respective development standards. Duplication of effort sometimes does occur and conflicting planning policies can cause significant discord.

Cooperation and coordination of both regional and local planning activities can assist in managing the orderly growth, expansion and development of cities. Orderly development can be assured by the timely provision of necessary urban services. Planning inconsistencies can be avoided, to some degree, by creating spheres of influence provided for by capital facility planning and programming. A city sphere of influence should also consider a time span compatible with generally accepted planning criteria for the provision of services, usually 20 years.

GOAL C8-b:       AN EFFICIENT PATTERN OF URBANIZATION.

Policy C8-b1:       Facilitate the orderly planning of urban services.

Action: (a) Identify all areas needing urban services on the County General Plan maps. (b) Permit land uses requiring the full range of urban services only within areas designated as urban on the General Plan maps. (c) Recommend (to the LAFC) protection of agricultural lands and hazardous lands from urbanization. (d) Identify areas of 5-year service need on community plan maps, and plan for capital facilities and services within these areas first. (e) Recommend that the LAFC not approve any full-service special districts within city spheres of influence.

GOAL C8-C:       THE COORDINATION OF PLANS AND IMPLEMENTATION MEASURES BETWEEN THE COUNTY AND ALL INCORPORATED CITIES.

Policy C8-c1:       Recognize the cities' proper vested interest in land use planning within the unincorporated LAFC-adopted spheres of influence.

Action: (a) Work with individual cities to jointly adjust adopted plans and zoning to make them mutually compatible. (b) When a city's adopted general plan is found by the Board of Supervisors to be consistent with the adopted



County General Plan for land within the LAFC adopted sphere of influence then:

- (1) The adopted city general plan will be used by the County as the principal land use guide. (2) All development proposals within this unincorporated sphere of influence must be consistent with the adopted city general plan in order to be consistent with the adopted County General Plan. (3) City pre-zoning prior to annexation must be consistent with the adopted city general plan.

(c) Separate community plans will be developed for each LAFC adopted sphere of influence which will:

- (1) Generally utilize adopted goals, policies and standards of the city. (2) These community plans will be adopted as specific plans by the County. (3) These community plans should be adopted as pre-zoning by the affected city.

Policy C8-c2: Work with cities to achieve an orderly transition of development standards along the perimeter of LAFC adopted spheres of influence.

Action: (a) Regularly meet with the cities to discuss matters of mutual concern. (b) Standardize development regulations where appropriate.

Policy C8-c3: Coordinate planning activities with cities.

Action: (a) Notify cities of proposals of mutual concern in a timely manner. (b) Coordinate development standards and implementation policies. (c) Communicate regularly with cities on all issues. (d) Periodically and jointly adopt and update plans with the cities. (e) Coordinate implementation of airport land use plans by county and city governments.

Policy C8-c4: All Board of Supervisors' governed special districts will implement the adopted County General Plan and Community Plans in a timely manner, as applicable to their jurisdictions.

Action: (a) Board governed Special Districts will

coordinate and adjust their service and capital improvement programs in a timely manner in order to be consistent with the County General Plan and applicable Community Plans.

Policy C8-c5: Improve coordination of planning activities between Independent Special Districts and Board Governed Districts.

Action: (a) The County shall request each Independent Special District to adopt a resolution supporting the goals, policies and standards embodied in the County General Plan and applicable Community Plans.

GOAL C8-d: TO MAXIMIZE LOCAL AUTONOMY THROUGH COORDINATION WITH OTHER AGENCIES.

Policy C8-d1: Coordinate decisions on programs and projects which affect more than one department or agency.

Action: (a) The Land Management Department will forward information on development proposals to organizations, as directed by the Board of Supervisors. (b) The Land Management Department will meet with other departments as needed to discuss programs and projects of mutual concern.

Policy C8-d2: All County actions and decisions shall comply with the adopted general and community plans.

Action: (a) All capital improvement projects and programs, including those of the Board of Supervisors governed Special Districts, shall be reviewed for consistency with the adopted General Plan and Community Plans by the Planning Commission. (b) Planning Commission review of capital improvements projects and programs will occur prior to any Board of Supervisors action.





# CHAPTER 3



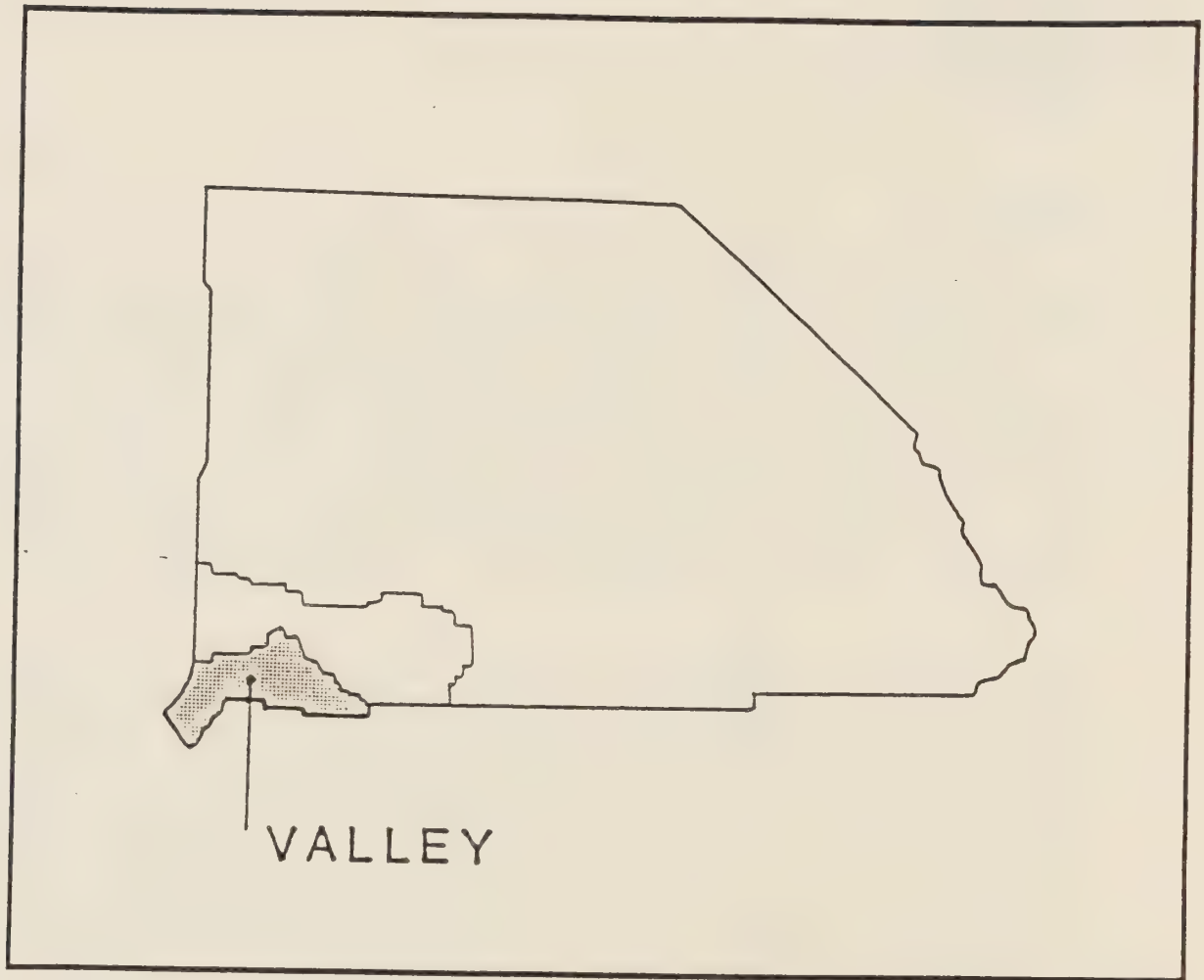
VALLEY

## INTRODUCTION

Located about 60 miles east of the Pacific Ocean, the valley region is considered part of the South Coast Basin. It is approximately 50 miles long from west to east, contains about 480 square miles and is bordered on the west by the Chino, Puente, and San Jose Hills, and on the north by the San Gabriel and San Bernardino Mountains. The San Bernardino range trending southeast also forms the eastern limit of the valley, along with the Yucaipa and Crafton Hills. The southern limits of the valley are marked by alluvial highlands extending south from the San Bernardino and the Jurupa Mountains. Elevations within the valley range from about 500 feet on the valley floor to 1,700 feet in Live Oak Canyon, and to about 5,400 feet in the Yucaipa Hills.

The Valley may be roughly divided into five topographic regions: (1) The area to the east is known as the Yucaipa Valley. It includes Oak Glen, Wildwood Canyon, Yucaipa Hills, and the southern exposure of the Crafton Hills. (2) The Redlands-Highland area appears smooth with gently undulating hills, but is also incised and bordered with steep escarpments. Some of the higher terraces have been eroded into rough and broken areas. (3) The Santa Ana River wash has been formed by the merger of drainage from both the San Gabriel and San Bernardino Mountains. Alluvium from the San Bernardino Mountains forms the Mill Creek Fan and drainage, while similar deposits from the San Gabriel Mountains form the Lytle Creek Fan and drainage. (4) In the west, the Cucamonga area is composed of deep alluvial fill from the mountains which has been deposited in the valley. Most of this area is relatively flat, with slopes ranging from less than three percent to over ten percent. (5) At the extreme southwest end of the valley are the Chino Hills. This group of rather low, rolling hills covered with grass and oak woodland has a maximum elevation of 1,400 feet above sea level.

The valley region has a Mediterranean climate. Summers are hot and dry, while winters are moderate and rainy. Temperatures can range from near 32°F to over 100°F. The dry season, from April through November, has little or no precipitation. During the late summer and early fall, heavy



thundershowers can occur. The wet season lasts from December through March with variable rainfall occurring throughout the valley.

## ISSUE 1. LAND USE

The valley region has experienced a period of rapid growth since 1975. Initially, the West Valley experienced most of this growth. But, ever-increasing growth pressures have moved further eastward pursuing available public services. The estimated population for the entire valley in 1985 was 808,576. Concurrent with new developments are demands for public services and facilities, including sewage systems, schools, libraries, courts, police, fire and flood control protection.

When development occurs faster than the expansion capacity of public services and facilities, imbalances may be created. Over-capacity demands for these public services can result in a moratorium on new development. Only by scheduling development in accordance with the availability of services can such crisis measures be avoided in the future.

Most of the recent growth occurring in the valley has been in residential and neighborhood commercial developments. However, in order to provide adequate employment opportunities for valley residents and to avoid unnecessary commuting to the Los Angeles metropolitan area which further contributes to congestion and air pollution, industrial development must be encouraged.

GOAL V1-a:           ADEQUATE PUBLIC SERVICES AND FACILITIES FOR NEW DEVELOPMENT.

Policy V1-a1:           Develop adequate public facilities to accommodate new growth consistent with projected urban expansion.

Action:   (a) Develop and maintain an accurate growth monitoring system. (b) Plan, design and contract for adequate public facilities to accommodate the projected growth.

Policy V1-a2:           Generally locate new urban development within or adjacent to existing developed areas.

Action: (a) Avoid subsidy by the general taxpayer of service costs for non-contiguous developments. (b) Support the designation and protection of agricultural preserves. (c) Utilize the design, location and construction of transportation arteries as a means to guide urban development.



Policy VI-a3: Permit development adjacent to prisons and similar detention facilities only when compatible with the security needs of the facility.

Action: (a) Work closely with State and local officials responsible for administering these facilities when considering land use proposals on adjacent lands. (b) Discourage urban density residential uses on adjacent or nearby parcels.

#### HILLSIDE DEVELOPMENT

Although a significant portion of the land available for development in the valley is hillside land (particularly in Chino Hills and along the foothills abutting the National Forest boundary) that costs more to develop than flatlands, they do offer increased privacy and have the potential to reduce the development pressure on flatter, more agriculturally productive lands.

GOAL VI-b: PRESERVATION OF THE SAFETY AND INTEGRITY OF THE HILLSIDES.

Policy VI-b1: Allow development on hillsides which is compatible with the ability of the hillside to withstand the development in a safe and efficient manner.

Action: (a) Develop hillside residential density standards which will protect the inhabitants from unnecessary risk. (b) Work closely with related public service agencies such as water and fire to develop standards which protect the residents from undue hazards. (c) Through the design review process, carefully analyze geologic and soil conditions, access needs, structural relationships, etc. to most effectively and appropriately use the site. (d) Develop special hillside development standards that recognize the unique aspects and challenges associated with hillside development.

## **ISSUE 2. TRANSPORTATION**

### CIRCULATION

Transportation within the valley is based largely upon a reliance on the automobile. A significant proportion of valley residents commute daily into Los Angeles and Orange counties by automobile.

Except for ride-sharing, there are presently no viable transportation alternatives. Similarly, residents of both Orange and Los Angeles counties frequently travel to the valley for recreational events, leisure activities or to use Ontario Airport. The widespread dependence on the automobile contributes to congestion and air pollution and, in times of energy shortages, could seriously restrict mobility.

Consequently, it is important that design and construction of roadways in the numerous valley cities and unincorporated communities are linked to form a coordinated and integrated valleywide transportation system. This is particularly critical in avoiding circumstances where some roadways are congested and others are underused. It is also critical to maintain close ties with local streets, State highways and freeways to avoid premature decisions on land use commitments. Although public transit is now available in many areas of the valley, continued analysis of routes and schedules is essential to achieve maximum efficiency and utilization from the large capital investment.

GOAL V2-a:       A TRANSPORTATION SYSTEM WHICH MOVES PEOPLE AND GOODS SAFELY AND EFFICIENTLY.

Policy V2-a1:       Work closely with the cities in the valley on a coordinated transportation system.

Action: (a) Promote and jointly adopt a compatible set of City-County road standards. (b) Encourage development to locate in areas where existing roadways can accommodate additional traffic flows.

Policy V2-a2:       Coordinate the location and scheduling of public transit services and facilities.

Action: (a) Work with the cities to integrate local transit service routes and schedules into a linked, valleywide system. (b) Urge the timely extension of public transit between residential areas and industrial/urban employment centers.

Policy V2-a3:       Support the establishment and maintenance of public transit between major air terminals.

Action: (a) Support the establishment of transportation services between Ontario Airport, Orange County Airport, and Los Angeles International Airport.

Policy V2-a4: Support the development of a State freeway system which meets the needs of the County.

Action: (a) Urge completion of missing portions of the Foothill Freeway and Highway 71.

SCENIC ROUTES .....See Chapter 2 page 19.

### ISSUE 3. HOUSING

#### Valley Regions

The communities of the San Bernardino Valley are the most urbanized in the County and are closely tied to the economy of Los Angeles and Orange Counties. The rapid growth that they have experienced, and that is expected to continue, presents special opportunities and constraints. New housing is, in general, more expensive to buy or rent than existing housing. Development at urban densities is changing the rural agricultural character of the area, and in some cases conflicts with existing rural uses. The following goals and policies address these issues.

All of the goals, policies, and action steps shown in the Countywide section are applicable to the valley areas. The numbering system corresponds to that used in the Countywide section. They are divided into policies and actions steps for the West Valley and East Valley (Regional Statistical Areas, RSA 28 and 29, respectively). (See the 1985 - 1990 Housing Element Update under separate cover for complete background information.)

#### West Valley - RSA 28

Policy WV3-a1: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality:

Action: (a) The following innovative methods of housing design and development are favored in the West Valley:

- Single-wide mobile homes in mobile home parks
- Single family residential lots to be reduced to 5,000 square feet
- High density apartment projects
- Mobile homes on individual lots



- Large lot and/or clustered residential lots adjacent to agricultural preserves.

Policy WV3-b1: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Action: (a) Focus rehabilitation of rental units in north Chino, west and south Fontana, and south Montclair. (b) Report on potential redevelopment areas.

Policy WV3-cl: The following action steps are encouraged specifically in the West Valley areas in order to stimulate housing construction to meet the needs of population groups not currently served by the areas's housing market.

Action: (a) Promote Housing Incentive Programs as indicated, except where modified by a community plan. (b) The types of development to be favored are: urban infill, multiple family apartments, single family detached, and clustered development. Single family detached is favored specifically adjacent to the Foothill Freeway corridor; clustered development with single family appearance north of Alta Loma in the West Valley Foothill area; single family detached on large lots north of Etiwanda and west of San Sevaine Creek. (c) Bonus densities for the following types of housing units shall be granted through the Housing Incentive Program:

- Lower: single family detached, single family attached, modular units, mobile homes, multiple family residential, apartments.
- Moderate I: single family detached, single family attached, multiple family residential, apartments, mobile homes.
- Moderate II: single family detached, multiple family residential apartments.
- Senior and/or Disabled Housing Bonus Density: Single family attached and apartments are the housing types to be encouraged.

Policy WV3-d1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Study the following areas regarding infrastructure development options:

- West Valley Foothills (e.g., drainage improvements and a low pressure water transfer station along Interstate 15)
- South Montclair
- West Fontana.

RSA 29 - East Valley

Policy EV3-a1: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Action: (a) The following innovative methods of housing development and design are favored in the East Valley:

- Minimum lot sizes of 5,000 sq. ft. for single family residential development
- Single family dwelling units
- Mobile homes on individual lots
- Mobile home parks
- Temporary dependent housing
- Shared senior housing.

Policy EV3-b1: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Action: (a) Explore feasibility and necessity of rehabilitation of rental units in the following areas:

- Bloomington
- Muscoy
- Grand Terrace

- Highland
- North Loma Linda
- Mentone
- North of Norton Air Force Base
- Rialto
- Yucaipa.

(b) Report on potential areas to be redeveloped.

Policy EV3-b2: Stimulate construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Action: (a) Housing Incentive Program allows density bonuses of up to 100% of the densities indicated on the General Plan map for projects in which units are reserved for, and affordable to, low and moderate income households. (b) Bonus densities for the following types of housing units shall be granted through the Housing Incentive Program:

- Lower: single family detached, single family attached, modular units, mobile homes, multiple family residential, apartments.
  - Moderate I: single family detached, single family attached, multiple family residential, apartments, mobile homes.
  - Moderate II: single family detached, multiple family residential apartments.
- (c) Bonus densities shall be granted to senior and/or disabled housing units that are designed as single family attached homes or multiple family units.

Policy EV3-b3: Provide for a variety and balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Action: (a) Amend the Yucaipa, Oak Glen and Bloomington Community Plans through the Community Plan update process such that they specifically provide housing types and densities commensurate with projected needs and population characteristics of the individual communities.



Policy EV3-cl: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Study the following areas regarding infrastructure development options:

- North Rialto area
- Bloomington
- East Highland
- Yucaipa
- Mentone
- Crafton.

## **ISSUE 4. NATURAL RESOURCES**

CONSERVATION.....See Chapter 2 page 27.

MINERAL RESOURCES .....See Chapter 2 page 28.

### AGRICULTURE

Agriculture is the second most important part of the County's economic base. Traditionally, agricultural operations, particularly citrus and dairy, have been centered in the valley. Due to the combination of urban pressures and poor economic returns in recent years, much of the land originally most suitable for agricultural production has been converted to urban uses or taken out of production in anticipation of development. This change represents an irreversible commitment of a limited resource and the loss of a valuable source of open space. Although the Williamson Act was designed to encourage retention of productive agricultural lands, it has only been partially successful. In the post-Proposition 13 era, the tax advantages of preserving agricultural land through the Williamson Act are limited. Consequently, new and innovative means must be developed if agricultural lands are to be preserved in the valley.

GOAL V4-a: CONSERVATION OF COMMERCIALY VIABLE AGRICULTURAL LANDS.

Policy V4-al: Encourage agricultural use of commercially productive agricultural lands.

Action: (a) Strongly support use of the Williamson Act.  
(b) Encourage consistency between City and County General Plans prior to annexations. (c) Discourage City sphere of influence extensions into areas containing commercially productive agricultural lands.

### OPEN SPACE

Open space is actually a generalized term for many different land uses: agriculture, parks, flood plains, open tracts of land under utility corridors, and land left in its natural state. Each serves the community in different ways, although the same piece of land may be used for multiple purposes; utility corridors as park land, for example.

Except for occasional parks and some agricultural lands in Agricultural Preserves, the effort to preserve open space in the urbanized valley region has fallen short of identified regional needs. Yet, open space is as necessary to the urban environment as residential, commercial or industrial development. Open space: (1) helps maintain the ecological processes of the land - protecting against floods, erosion, fire and seismic hazards; (2) provides a primary source of recreational opportunities, and (3) provides relief from urbanization, as it is often the focus for a sense of community identity. Unless steps are taken now to decide on the amount, type and distribution of open space, there will be none. (Refer to Chapter 2, Countywide Natural Resources Issue, Open Space for further information.)

GOAL V4-b: CONSERVATION OF NATURAL AREAS NEEDED TO MAINTAIN THE ECOLOGICAL BALANCE OF THE LAND.

Policy V4-b1: Discourage development in areas of potential wildland fire, flood, erosion or seismic hazard.

Action: (a) Establish and enforce appropriate hillside development standards. (b) Establish floodplain development regulations. (c) Define permitted uses in seismic safety hazard areas, as well as specific building design standards. (d) Establish use districts related to public health and safety (See Issue 5 - Safety, Foothill Hazards Protective Overlay).

Policy V4-b2: Retain land needed for watershed purposes in its natural state.

Action: (a) Generally preserve the Santa Ana River and major wash areas in their natural state and provide for compatible uses. (b) Encourage retention of National Forest lands. (c) Support the creation of a state park in the south Chino hills.

GOAL V4-c: VARIOUS TYPES OF OPEN SPACE USES.

Policy V4-c1: Encourage and support the purchase, retention and development of future parkland.

Action: (a) Acquire parkland through Capital Improvement Programs, dedication by developers, and by other means.

Policy V4-c2: Encourage the multiple use of open space.

Action: (a) Investigate the recreational potential of flood control projects. (b) Investigate and utilize the recreational potential of utility corridors.

Policy V4-c3: Work with valley cities in planning for conservation and use of open space.

Action: (a) Coordinate land use plans and implementation actions wherever possible.

REGIONAL RECREATION.....See Chapter 2 page 46.

**ISSUE 5. SAFETY**.....See Chapter 2 page 47.

NATURAL HAZARDS.....See Chapter 2 page 46.

CRIME PREVENTION THROUGH PLANNING.....See Chapter 2 page 58.

**ISSUE 6. ENERGY**.....See Chapter 2 page 58.

## **ISSUE 7. ENVIRONMENTAL QUALITY**

### WATER QUALITY

Urban water runoff, industrial practices and agricultural operations are all major sources of groundwater pollution in the valley. The most visible sources are dairies and irrigated citrus groves. In recent years the continuing demand for dairy products has prompted increases in the size of dairy operations. Such increases have exacerbated the pollution potential from percolation of dairy washdown water and leaching of salts from manure. Fertilization of citrus groves, combined with over-irrigation, also contributes to groundwater pollution through leaching of excess nitrate compounds.



As development of the valley continues, urban water runoff will become an even larger contributor to groundwater pollution because rain and other water from streets collect oil and other urban pollutants.

GOAL V7-a:       A HIGH LEVEL OF WATER QUALITY FOR THE VALLEY.

Policy V7-a1:       Eliminate or reduce sources of groundwater pollution.

Action: (a) Promote improvements and changes in agricultural practices where analysis reveals that groundwater quality will otherwise be further depreciated. (b) Support research on methods to extract chemical pollutants from the soil. (c) Support the use of street sweeping devices that reduce sources of groundwater pollution.

Policy V7-a2:       Encourage and support the efforts of other agencies to reduce groundwater pollution in the valley.

Action: (a) Support the dairy waste management program set forth in the 208 Areawide Waste Treatment Management Plan.

AIR QUALITY.....See Chapter 2 page 66.

#### SOLID WASTE MANAGEMENT

In addition to the expected refuse generated by urban development, the presence of a concentrated dairy industry in the valley creates a unique solid waste disposal challenge. Dairy manure generated by approximately 167,000 cows equals the solid waste produced by a city of one million people on a daily basis. Each adult cow produces about 85 pounds of waste per day.

Currently, manure is being collected and stockpiled for future commercial application. But, as of 1979, the supply of manure far exceeds present demand for it. New methods for disposal or alternative uses for manure, such as producing natural gas, must be explored.

Also, because of rapid urban growth and the subsequent shrinking of existing landfill capacity, there is a need to establish both new landfills and waste-to-energy facilities in the valley.

The approximate locations of waste disposal sites are shown on the regional land use maps of the general plan. Refer to the current Solid

Waste Management Master Plan (under separate cover) for information regarding these sites.

NOTE: The Consolidated General Plan does not supersede the San Bernardino County Solid Waste Management Master Plan.

GOAL V7-b: DEVELOP ECONOMICAL METHODS FOR DISPOSAL AND/OR REUSE OF SOLID WASTE.

Policy V7-b1: Explore new methods and techniques for disposal and/or reuse of dairy manure.

Action: (a) Locate new sanitary landfill sites near the source of the dairy manure. (b) Encourage development of new markets for dairy manure including expanded commercial applications, conversion to natural gas and related agricultural products. (c) Cooperate with neighboring jurisdictions in their efforts to explore the feasibility of simultaneous sludge and manure disposal. (d) Develop new landfill sites to accommodate rapid urban growth. (e) Promote development of waste-to-energy facilities in order to extend the life of existing landfill capacity.

NOISE.....See Chapter 2 page 69.

## **ISSUE 8. INTERGOVERNMENTAL COORDINATION**

REGIONAL, STATE, AND FEDERAL AGENCIES.....See page 71.

LOCAL GOVERNMENT COORDINATION.....See Chapter 2 page 72.

# CHAPTER 4



## MOUNTAINS

### INTRODUCTION

The Mountain region consists of portions of the San Gabriel and San Bernardino Mountain ranges. Elevations range from 2,000 feet along the foothills to the 11,502-foot peak of Mt. San Gorgonio, the highest peak in Southern California. Of the 870 square miles within this region, approximately 715 square miles are public lands managed by the State and Federal governments, principally the United States Forest Service.

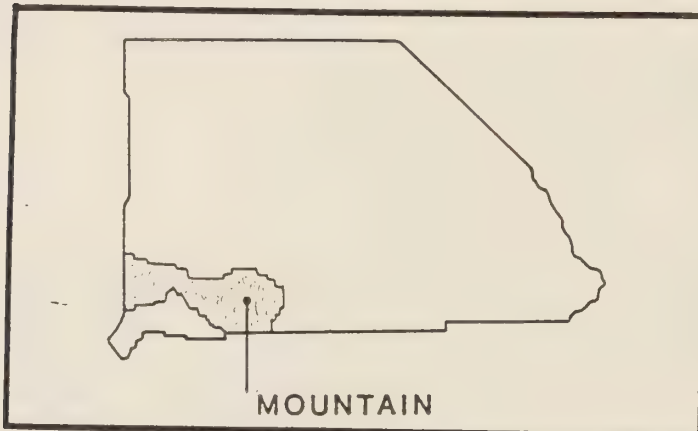
The San Gabriel Mountains, which extend into Los Angeles County, form the western end of the San Bernardino County mountain region. The San Bernardino Mountains make up the remainder (including Mt. San Gorgonio). Of significant importance to the downstream areas of San Bernardino, Riverside and Orange counties are the headwaters of the Santa Ana River, which lie within these mountains. The mountain region also contains four significant lakes: Gregory, Arrowhead, Big Bear and Silverwood. The mountains experience a four-season climate. The differences in elevation and topography are in part responsible for variations in temperature and precipitation.

Between 1980 and 1985, the estimated permanent population in the mountains grew by more than 14 percent to a total of 42,070 residents. Over the years, building activity and recreational development has concentrated in five principal locations: Wrightwood, Lake Arrowhead, Running Springs, Crestline and Big Bear Valley. The influx of seasonal tourists during the summer and winter months increases the resident population significantly. Water sports, camping and hiking are popular summer mountain



activities; winter snows draw thousands of skiers on weekends to mountain resort areas.

The mountain environment provides its own stimulus for future population and employment growth. However, the tourist has become an important economic factor. The seasonal nature of the recreation industry creates some instability in terms of planning for public facilities and related employment. Each recreational activity, from summer fishing to snow skiing, generates its own seasonal service (bait shops, ski rentals, or curio stores) in addition to year-round services (lodging, restaurants, gasoline stations and government).



Although the recreation industry has become a primary component of the mountain economy, the heavy influx of visitors and permanent residents over the past 20 years has had adverse effects on the forest environment, including damage to or displacement of wildlife and plant habitats. This influx of visitors and residents has increased air pollution, water pollution and traffic congestion, the need for fire and police protection and sewage treatment.

Better ways must be found to finance the public services and facilities required by large seasonal holiday and weekend populations using the mountains.

## ISSUE 1. LAND USE

The San Bernardino National Forest covers about 75 percent of the mountain region. In 1977, motor vehicles belonging to both residents and visitors entered the mountains approximately 4 million times. In terms of inhabitants and travelers, the San Bernardino County portion of the National Forest is the most heavily used in the United States.

One of the contributing factors to the National Forest's heavy usage is the increased building occurring on small 25-foot wide lots which were sold as campsites during the 1920's and 30's. Permanent cabins are now being constructed on many of these lots for use by weekenders, year-round retirees and people employed in the area. The demand for commercial services is precipitating miles of strip business development along the major regional highways.

The County also has regulations and programs for improving land use and the environment in the mountains, including combining adjacent substandard lots in the same ownership to make them standard or at least less substandard. The program is voluntary except for Big Bear City and the Sugarloaf area where the combinations are mandatory. After more than 50 years, many of these parcels of land are still undeveloped, with less than 25 percent of the lots occupied by residential structures.

Recent demands for more vacation and year-round dwellings have produced concern for possible threats to the public health and safety, as well as the forest environment. A major concern is whether there are adequate water, sewage treatment and fire protection services for existing and projected development on these small lots.

GOAL M1-a:           PRESERVATION OF THE NATURAL ENVIRONMENT OF THE MOUNTAIN REGION.

Policy M1-a1:           Balance the social, economic and recreational land use needs of mountain residents and tourists with constraints of the natural environment and/or public service capacities.

Action:   (a) Plan and permit only those land uses which balance the needs of visitors and residents with the environmental constraints of the mountains. (b) Assist in and encourage the implementation of the Forest Service's private/public land exchange and purchase program. (c) Establish appropriate sign standards for each community within the Mountain region setting out considerations for County designated scenic routes. (d) Coordinate planning and action with concerned Federal, State and other agencies. (e) Cluster commercial and industrial uses on flat areas large enough to accommodate structures, parking, storage and loading areas and provide good access.

Policy M1-a2: Encourage compact, convenient urban centers providing a complete range of community facilities for residents and visitors.

Action: (a) Prepare detailed community plans for designated urbanizing areas. (b) Encourage clustering of dwellings or condominium developments. (c) Adopt standards which would avoid the creation of "honky-tonk, Coney-Island" types of areas. (d) Permit only manufacturing activities which primarily serve the needs of mountain residents, visitors and businesses.

Policy M1-a3: Combine substandard lots in order to create building sites of adequate area for present and future occupancy.

Action: (a) Adopt ordinances requiring consolidation that apply throughout the mountains.

Policy M1-a4: Restrict the creation of private road easements serving either metes-and-bounds subdivisions or other legally filed subdivisions.

Action: (a) Adopt ordinances restricting approval of private access roads that apply throughout the mountains.

Policy M1-a5: Treat isolated privately owned lands within the National Forest in a manner consistent with the management policies for publicly owned land.

Action: (a) Adopt development policies and standards for isolated private lands in the National Forest which are consistent with U.S. Forest Service Land Management policies. (b) Recognize that privately owned inholdings are not intended to be used for a public purpose without consent of the owner.

## ISSUE 2. TRANSPORTATION

### CIRCULATION

The Mountain region is served by a limited number of roads which frequently climb steeply and curve sharply over a difficult landscape. Engineering and construction of new roads or improvement of existing roads can be



very costly and time consuming. In several mountain communities the existing roadways are already severely overcrowded and deteriorated by local and tourist traffic. In many cases populated areas are served by local roads without all-weather surfacing which may impair emergency vehicle access or escape routes during emergencies. Severe winter conditions can damage and slow traffic on State and County-maintained road systems.

Because of the increased number and intensity of recreational, residential and commercial developments now planned for the mountains, existing roadways will be even more severely burdened in the future. Furthermore, the steep terrain and physical environment of the mountains make it difficult or impractical to either readily build new or widen existing secondary roads.

GOAL M2-a: AN EFFICIENT AND ENVIRONMENTALLY SENSITIVE TRANSPORTATION SYSTEM.

Policy M2-a1: Maintain the vehicular design capacity of new and existing highways.

Action: (a) Selectively locate and cluster land uses, protect rights-of-way and limit access by carefully locating curb cuts, intersecting streets, providing adequate turning movement, storage areas, and applying current state-of-the-art traffic engineering to fully utilize the limited vehicular design capacity of mountain roads. (b) Adopt off-street parking requirements to protect roadways for traffic circulation and emergency equipment in all seasons; encourage the formation of cooperative organizations or tax districts to acquire and develop off-street parking areas within existing developed urban centers.

Policy M2-2a: Assure adequate mountain road systems.

Action: (a) Rights-of-way for mountain highways shall be dedicated and protected to meet adopted standards. (b) Unless indicated on adopted specific plans, require rights-of-way of 104 feet for mountain expressways and 60 feet for secondary highways.

Policy M2-a3: Manage native growth bordering traffic ways to enhance the scenic qualities of the mountain environment.

Policy M2-a4: Upgrade non-all-weather County roads to all-weather status where practical and cost-effective.

Action: (a) Where demonstrated need exists, consider use of 1911 Act assessment districts to pave existing and proposed roads. (b) Where practical and cost-effective, pave existing County-maintained roads adjacent to land developments with all-weather surfacing from the development site to the nearest collector or secondary highway.

SCENIC ROUTES.....See Chapter 2 page 19.

### ISSUE 3. HOUSING

#### RSA 30 - Mountains

The intense vegetation and sloping terrain of the mountain region creates potential fire, flood and landslide hazards for residential dwelling units. The use of appropriate building materials and the careful siting of houses can reduce these hazards. Similarly, houses can be sited to blend into the forest environment, minimizing the visual impact of new housing. In order to accommodate the growth expected over the next five years and to protect the environment, development must be phased to coincide with infrastructure improvements. (see the 1985 - 1990 Housing Element Update under separate cover for complete information.)

Policy M3-a1: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Action: (a) The following innovative methods of housing development and design shall be encouraged:

- Clustered development and attached units.
- Planned Development districts.
- Shared senior housing and group care homes.

(b) Establish criteria for housing designs that are compatible with, and blend into, the mountain environment while minimizing potential adverse environmental impacts.

Policy M3-b1: Stimulate the construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Action: (a) Promote the Housing Incentive Program as indicated, except where modified by a Community Plan. (b) Apply the Housing Incentive Program to clustered development, apartments, and single family attached. (c) Use the following criteria for multiple family residential uses in the Housing Incentive Program:

- In close proximity to commercial uses.
  - Adjacent to a mountain secondary or greater width roadway.
  - Where adequate circulation exists.
  - Where services are available or assured.
  - Where average slopes are flat to gently sloping (0-15% slope).
  - Where compliance with fire safety standards can be met.
- (d) Establish an infill program that would be subject to the criteria as established in the Countywide section.

Policy M3-c1: Provide for a balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Action: (a) Amend the Lake Arrowhead, Hilltop, Lytle Creek and Crest Forest Community Plans through the Community Plan update process such that they identify housing types and densities commensurate with demonstrated lifestyles of the individual communities.

Policy M3-d1: Utilizing the County's automated data systems, develop, collect and maintain an RSA-specific data base to monitor the effectiveness of Housing Element programs.



Action: (a) Develop a computer program that would enable County's automated data systems to identify and monitor the tenure of conversion units. This program would be used to study the effects of second-home conversions on public service and infrastructure supply. In particular, the program needs to identify the following:

- How the supply of second homes could be released onto the market.
- The effect on housing costs of the increased supply.
- The level of impact on infrastructure.
- Alternative strategies to mitigate any adverse impacts of these conversions.
- Strategies for implementation of the program.
- Possible sources of funding to mitigate impacts.
- Possible land use regulations to implement that would encourage, control and manage second-home conversions.

Policy M3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Study the options of infrastructure development in the mountains. (b) Support the improvement of Pioneertown Road for use as an alternative route to Big Bear.

## ISSUE 4. NATURAL RESOURCES

### CONSERVATION

The most essential role of the Mountain region in relation to Southern California is its provision of water needed for the forest, agriculture and urbanization. The Mountain region embraces the headwaters of the Santa Ana, Mojave and Whitewater Rivers, which supply high quality water for rural and urban areas in San Bernardino, Riverside and Orange

Counties. The Mojave (mostly a desert river) receives a large percentage of its water supply from the north slopes of the San Bernardino mountains.

Growing numbers of people and consequent development, however, are threatening this essential resource. Unregulated tree cutting and building coverage of land has led to loss of ground cover and soil erosion. With less ground cover, the mountains cannot absorb as much rain water and snow to replenish the underground water table. Consequently, there is a reduction in the amount of high quality water downstream. Also, rapidly increased demands on water supply for new development, combined with several years of low rainfall, have reduced the regionally needed underground water table of the mountains.

Concurrent in conservation importance is the preservation of the National Forest itself. Because of the interrelationship between public and private lands, joint Federal and County cooperation is needed to manage this valuable resource.

GOAL M4-a: PROTECTION OF THE MOUNTAIN WATERSHED.

Policy M4-a1: Maintain water productivity in the mountain watershed.

Action: (a) Direct urban growth to those areas where detrimental effects on the water table will be minimized and where public services are available. (b) Encourage public and private landscaping that will increase absorption, provide erosion control and require a minimum amount of water. (c) Restrict the construction of impervious surfaces, such as parking lots.

Policy M4-a2: Support water conservation in the mountains.

Action: (a) Apply water conservation and water reuse (reclamation) measures which are consistent with Countywide policies on water quality. (b) Support mountain water supply and sewage agencies in programs to use reclaimed water and solids from mountain sewage systems to resupply the local water table and to fertilize timber production areas when consistent with County public health and environmental standards.

GOAL M4-b: PROTECTION OF THE NATIONAL FOREST.

Policy M4-b1: Recognize the irreplaceable qualities of the National Forest.

Action: (a) Cooperate with the National Forest Service and other public agencies in the implementation of management policies in areas of National Forest jurisdiction. (b) Coordinate with the Forest Service in the selection and preservation of Wilderness Areas.

MINERAL RESOURCES.....See Chapter 2 page 28.

AGRICULTURE.....See Chapter 2 page 32.

OPEN SPACE .....See Chapter 2 page 33.

#### REGIONAL RECREATION

Public recreation facilities are mainly operated by the National Forest Service in the mountain area. However, the impact upon private lands is reflected by supportive commercial services and other recreational facilities on private lands; the principle economic base of the mountain economy. Following are mountain policies and actions in support of Countywide open space goals.

GOAL M4-c: PROVISIONS FOR THE RECREATIONAL NEEDS OF RESIDENTS AND VISITORS.

Policy M4-cl: Encourage recreation in the Mountain region as an economic activity and a basic welfare need.

Action: (a) Encourage and lend support to greater use of National Forest lands to satisfy the needs for public recreation in the mountain areas. (b) Support and assist local community organizations in the provision of adequate sanitary facilities for the convenience of tourists and recreation travelers in the mountain areas. (c) Actively participate with the Forest Service in the preparation of recreation plans for the National Forest. (d) Through the planning and land development review process, direct private/public land interrelationships.



## ISSUE 5. SAFETY

### NATURAL HAZARDS

(Also see Countywide Issue 5 - Safety, Natural Hazards)

GOAL M5-a: A MOUNTAIN REGION SAFE FROM THE HAZARDS OF FIRE.

Policy M5-a1: Endorse and support the recommendations and standards contained in the adopted "Fire and Safety Guides for California Watersheds."

Action: (a) Adopt and use planning criteria and development standards consistent with the Fire Safety Guides for the Mountain region. (b) Give special attention to an adequate system of roads which would provide quick access in the event of fire emergencies. (c) Require on-site access to swimming pools for fire protection. (d) Require all streets, roads and buildings to be visibly designated by name or number in order to facilitate fire protection.

CRIME PREVENTION THROUGH PHYSICAL PLANNING.....See Chapter 2, page 58.

## ISSUE 6. ENERGY

GOAL M6-a: MINIMIZATION OF IMPORTED ENERGY.

Policy M6-a1: Meet part of the energy need of mountain residents and visitors through local timber production.

Action: (a) Encourage the National Forest Service to sell "weed" trees as fuel to residents of the region.

## ISSUE 7. ENVIRONMENTAL QUALITY

### WATER QUALITY AND SOLID WASTE MANAGEMENT

The increasing popularity of the Mountain region has led to several unique water quality and solid waste disposal issues. Heightened building activity has resulted in urban runoff and percolation of sewage from septic tanks and leach fields into mountain streams and lakes. Seepage from solid waste disposal sites also affects water quality, as does erosion. Erosion is caused by wildland fires, construction and/or

maintenance of buildings, road cuts, fills, firebreaks, ski slopes, unregulated logging and off-road vehicle use.

The approximate locations of waste disposal sites are shown on the regional land use maps of the General Plan. Refer to the current Solid Waste Management Master Plan for information regarding these sites.

NOTE: The Consolidated General Plan does not supersede the San Bernardino County Solid Waste Management Master Plan.

GOAL M7-a: ADEQUATE PUBLIC HEALTH IN THE MOUNTAIN REGION.

Policy M7-a1: Maintain water quality in the mountain watershed.

Action: (a) Locate, design and operate solid waste disposal facilities to minimize adverse impacts on surrounding natural environments. (b) Continue to improve operational procedures and take precautionary measures against groundwater pollution from mountain solid waste disposal sites. (c) Encourage any independent local community Special Districts or other non-County agencies involved in mountain solid waste disposal to minimize adverse impacts on surrounding environments.

Policy M7-a2: Encourage actions which reduce erosion hazards.

Action: (a) Where current erosion control practices are inadequate, work with the County Flood Control District to carry out more effective control programs. (b) Require strict enforcement of grading provisions outlined in the Development Code and Building and Safety Codes. (c) Adapt new developments to hillside grades as much as possible and prohibit development in known hillside hazard areas.

AIR QUALITY.....See Chapter 2 page 66.

NOISE.....See Chapter 2 page 69.

## **ISSUE 8. INTERGOVERNMENTAL COORDINATION**

REGIONAL, STATE AND FEDERAL AGENCIES.....See page 71.

LOCAL GOVERNMENT COORDINATION.....See Chapter 2 page 72.

# CHAPTER 5



## DESERT

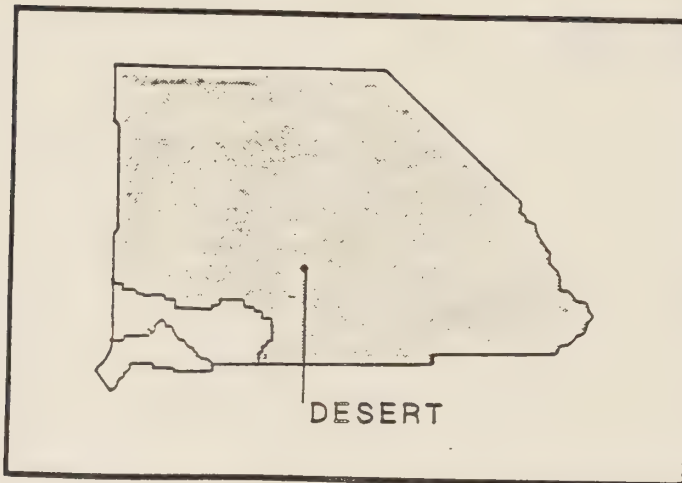
### INTRODUCTION

The desert region is the largest of the three regions. This region includes a significant portion of the Mojave Desert and about 95% (19,236 square miles) of the land within San Bernardino County. The desert is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of these mountains rise from 1,000 to 4,000 feet above the valleys. Due to the persistent winds that blow throughout the year, large portions of the desert surface have been modified into a mosaic of pebbles and stones known as desert pavement. A major physical resource of the desert is the Mojave River, a critical water source for many of its residents. Among the few rivers that both flow north and do not empty into an ocean, the Mojave River travels north and east away from its watershed in the San Bernardino Mountains. The major part of its over 100-mile length is marked by a dry river bed that only on occasion reveals the water within it. Except in exceedingly wet years, the Mojave River ends its flow at Soda Dry Lake near Baker.

Winter temperatures in some areas of the desert range near zero, the cold oftentimes compounded by the windchill factor. In the summer, temperatures can reach as high as 120°F, in the lower elevations. The great valleys between mountain ranges experience very high temperatures, while the adjacent mountains often experience much cooler temperatures, particularly at their summits. Rainfall and humidity are low. With the possible exception of some of the higher elevations in the mountains, precipitation throughout the desert is less than four inches per year, usually of short duration and high intensity. The resulting flash floods rapidly modify the terrain that is exposed to the erosive surface runoff. Unusually heavy or persistent rains have caused the temporary filling of a number of dry lakes until the surface water evaporates or infiltrates the soil.

The sparse vegetation in the desert is represented by brush and scrub of the sage and creosote types and woodlands of pinon-junipers and Joshua trees. In some of the more remote ranges in the eastern Mojave, pine forest remnants of the ancient Pleistocene Age are found.





The Desert Region is experiencing an increasingly rapid rate of development. Between 1980 and 1985, desert population increased by an estimated 46,435 persons. The deterioration of air quality, congestion and skyrocketing land costs in the coastal portion of Southern California is making the desert a more attractive place to live and work. In recent years, a greater percentage of retirement-age people have moved to the desert, attracted by its relatively clean air, natural beauty and lower cost of living. About one-fourth of the growth experienced was in the incorporated cities of Adelanto, Barstow, Needles and Victorville. The remaining three-fourths of the growth occurred in the unincorporated desert areas primarily along major highway transportation routes, the Colorado River and in special "retirement communities".

Because of the desert's openness and natural environment, the region has become an important recreation and economic resource for the County, Southern California and the State. Recreation and scenic areas include Death Valley, Joshua Tree National Monument, East Mojave National Scenic Area, the restored ghost town of Calico, as well as much of the desert itself. Recreation opportunities (primarily off-road vehicle activities and camping) draw many visitors whose spending helps the economy, although often causing negative impacts to the environment. Interstate and regional railroads and highways are the major generators of new dollars. Industry is finding that the confluence of these transportation facilities in the desert make it a superior distribution center to serve the Southern California market, as well as much of the State. Refined limestone, saline compounds and certain rare earth minerals are also of economic importance, while beef, milk, feed, eggs and poultry are significant agricultural products.

Defense training and testing is another type of activity which aids the desert economy. George Air Force Base near Adelanto and Victorville, Fort Irwin the U.S. Army National Training Center, the Marine Corps Supply and Logistics Center near Barstow and the Marine Corps Air Ground

Combat Center at Twentynine Palms are the principle military reservations in this region. Goldstone Deep Space Tracking Station and other NASA installations are also located near Barstow.

## ISSUE 1. LAND USE

Because of its immense size, it was once thought that the desert could accommodate every land use demand placed upon it without conflict. As use of the desert's resources increased, this assumption was shown to be short-sighted. Today the desert, in addition to wilderness and natural areas, is home for military installations, energy facilities, mines, recreation and tourism, waste disposal sites, farms and ranches, rural residences and rural communities. Compatibility between the diverse land uses found in the desert requires a great deal of conscious effort, appropriate development standards and coordination between agencies. This task of coordination extends from Federal agencies and special districts to some Indian tribes which use County planning services.

GOAL D1-a: LAND USES COMPATIBLE WITH THE DESERT ENVIRONMENT.

Policy D1-a1: Direct new urban development to areas where requisite urban services are available.

Action: (a) Through community plans, capital improvement programming and land development review process, ensure that land development projects are compatible with the desert environment, have necessary public services, and develop in a manner that will contribute to a sound urban structure. (b) Work with the Bureau of Land Management to eliminate conflicts between public and private lands by reducing the checkerboard pattern of public private ownership and by restricting uses of public lands.

Policy D1-a2: Support those land uses which assure an essentially open, rural character of the desert.

Action: (a) Develop standards which permit highway commercial, recreation convenience and other types of supporting land uses. (b) Work with the Bureau of Land Management (BLM) to assure that large blocks of public land are not further subdivided or classified as Government Small Tracts. Disposal of public lands should be based only on definite proposals for development consistent with the adopted County General Plan. (c) Work with BLM to facilitate public-private land exchange to eliminate the

need to cross public lands to reach privately owned lands. (d) Work with the BLM in the designation and protection of wilderness and restricted natural areas in the approval and management of recreation events and sites. (e) Require legal access as a condition for approval of all land developments. (f) Encourage the retention of private land in large acreage blocks until there is a need for more small acreage parcels.

Policy D1-a3: Encourage land uses such as agriculture, recreation and tourism which improve the economic base in the desert.

Action: (a) Encourage the expansion of agricultural uses having suitable water requirements into prime and potentially prime agricultural lands in the Mojave Desert. (b) Work with Indian tribes and State and Federal agencies in the development of plans for land within their jurisdiction. (c) Develop environmentally sound standards for multiple recreational use of desert lands.

Policy D1-a4: Avoid unnecessary environmental damage from off-road vehicles.

Action: (a) Permit off-road vehicle events only when they meet County regulations and, if on Federal lands, are approved by the appropriate Federal agency.

Policy D1-a5: Support mineral extraction in the desert.

Action: (a) Develop standards and criteria for the establishment, management and reclamation of mineral extractive industries in the desert. (b) Identify valuable mineral resources and adopt measures to reserve them for extraction. (c) Encourage development of mining sites large enough to permit safe, efficient extraction of resources without interfering with adjacent land uses. (d) Control mining, including reclamation plans, to minimize disruption of the environment.

Policy D1-a6: Coordinate land use planning with the Department of Defense.

Action: (a) Establish formal lines of communication to determine how much public land should be used for military purposes, the future impact of military activities, the



future development of space age industry, and other related matters.

## ISSUE 2. TRANSPORTATION

### CIRCULATION

Unlike urban areas where roads crisscross the land, the majority of the desert, because of its vast size and scattered pattern of development, has a limited number of access roads. Because of this limited access (no legal right-of-way), many desert landowners cannot reach their property without trespassing. The problem of approved access has plagued the desert region for some time. But, by carefully selecting the location of new roads and maintaining a narrow definition of approved access, the County can protect areas of unique scenic, wildlife and vegetative habitats as well as deter premature subdivision of land which could require costly County services.

The quality of public and private roads found in the desert varies immensely. Surfaces range from asphalt and concrete to gravel and dirt. As a consequence, the standards for new roads added to the County system must be high in order to assure that maintenance is low. Here, more than in any other region, transportation improvements must be planned and phased together with land use goals and policies.

GOAL D2-a: GOOD LAND DEVELOPMENT PRACTICE IN THE DESERT.

Policy D2-a1: Ensure appropriate access to land in the desert.

Action: (a) Require legal access prior to any County approval of a land subdivision. (b) Require offers of dedication of right-of-way prior to approving subdivisions in the desert. (c) Encourage land exchanges to eliminate the need to cross public lands to access privately owned lands. (d) Restrict land use until legal access is available. (e) Develop an adequate but limited system of all-weather collector roads where necessary.

Policy D2-a2: Establish construction standards appropriate for desert roadways.

Action: (a) Establish desert road standards appropriate for the region. (See Countywide Issue 5 - Safety, Natural Hazards.)

SCENIC ROUTES.....See Chapter 2 page 19.

### ISSUE 3. HOUSING

#### Desert Regions

The desert regions of San Bernardino County have unique features that influence the type and cost of development. The most obvious is the finite water supply. Water conservation measures are essential in most areas and in RSA 33 (the Morongo Valley), the available groundwater supply limits the development of the area. Other regions with access to the California aqueduct are less limited, but the cost of development is higher. (Joshua Tree and Yucca Valley are currently seeking imported water.)

Energy costs are higher in the desert regions because of the extremes of climate. Summer cooling costs can be ten times that of winter heating bills. Residential uses are especially affected; insulation, solar siting, and landscaping can reduce these costs, however.

By and large, the desert regions are sparsely settled and existing communities are low density. However, five major military installations are located in the desert. Fluctuations in staffing levels at these bases can dramatically affect the availability and cost of housing. Currently, George, Fort Irwin and Twentynine Palms Marine Base are increasing personnel, which has resulted in increased housing costs and shortages.

In order to guide the programmatic response to these issues, the County will encourage the application of the following portions of Countywide Goals and Policies: (see the 1985 - 1990 Housing Element Update under separate cover for complete background information.)

#### RSA 31 - Baker

Policy BAK3-a1:       Encourage innovative methods of housing development and design.

Action:   (a) Further refine energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality. (b) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy BAK3-b1: The following program is encouraged specifically in the Baker area in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Action: (a) Encourage the application of HIP to clustered single family attached and multiple family infill projects. (b) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section. (c) Coordinate with Housing Officers of the military bases to assist in the provision of housing that would meet the needs of junior-ranking military personnel.

Policy BAK3-c1: Promote both industrial and commercial development in areas of Baker where adequate housing supply exists.

Action: (a) Identify sections of the Baker RSA where housing is underutilized because of an insufficient economic base. (b) Explore the feasibility of expanding the supply of commercially and industrially zoned land.

Policy BAK3-d1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Develop a study of the options for infrastructure development in order to achieve a more logical and efficient use of available resources.

RSA 32a - Barstow

Policy BAR3-a1: Encourage innovative methods of housing development and design.

Action: (a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality. (b) Support the construction of shared senior housing, independent senior citizen living centers, and group care homes. (c) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.



Policy BAR3-b1: The following program is encouraged specifically in the Barstow region in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Action: (a) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section. Infill properties are defined as those fully serviced, generally underutilized and designated on the General Plan land use map as residential. (b) Coordinate with Housing Officers of the military bases to assist in the provision of housing that would meet the housing needs of junior-ranking military personnel.

Policy BAR3-c1: Promote industrial and commercial development in areas of Barstow where an adequate housing supply exists.

Action: (a) Identify sections of the Barstow RSA where housing is underutilized because of an insufficient economic base. (b) Explore the feasibility of expanding the supply of commercially and industrially zoned land.

Policy BAR3-d1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Investigate financing and development options of further improving the Yermo Water District (e.g., storage system) in order to promote adequate water supply and delivery.

RSA 32b - Victorville

Policy VV3-a1: Encourage innovative methods of housing development and design.

Action: (a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality. (b) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy VV3-b1: The following program is encouraged specifically in the Victorville region in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Action: (a) Establish an infill program in areas of existing substantial development that shall be subject to the criteria in the Countywide section. (b) Coordinate with Housing Officers of George AFB to assist in the provision of housing that would meet the needs of junior-ranking military personnel.

Policy VV3-c1: Establish programs to prevent discrimination in housing.

Policy VV3-d1: Promote industrial and commercial development in areas that have an adequate housing supply.

Action: (a) Identify community-specific areas where housing is underutilized because of an insufficient economic base. (b) Explore the feasibility of expanding the supply of commercially and industrially zoned land for those areas where residential land uses are undersupplied.

Policy VV3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts of existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Quantify current adequacy of water service delivery and project future needs.

RSA 33 - Twentynine Palms

Policy TP3-a1: Encourage innovative methods of housing development and design.

Action: (a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality. (b) Support the construction of independent senior living centers and shared senior housing. (c) Discourage housing development in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy TP3-b1: The following program is encouraged specifically in the Twentynine Palms area in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

- a) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section (Yucca Valley).
- b) Coordinate with Housing Officers of the Marine Corps Air Ground Training Center to assist in the provision of housing that would meet their needs (e.g., junior officers' needs for one and two bedroom units).

Policy TP3-cl: Provide a variety and balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Action: (a) Amend the existing Community Plans for Joshua Tree, Morongo Valley and Yucca Valley through the Community Plan update process such that they identify housing types and densities commensurate with demonstrated lifestyles of the individual communities.

Policy TP3-d1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts of existing infrastructure and promote the maintenance of aging infrastructure.

Action: (a) Identify and develop facilities to mitigate flood control problems. (b) Quantify current adequacy of water service delivery and project future needs. (c) Explore the feasibility of the financing and extension of the State Water Project from Hesperia through to the Marine Corps Air Ground Combat Center.

#### RSA 34 - Needles

Policy N3-a1: Encourage innovative methods of housing development and design.

Action: (a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality. (b) Discourage housing in the dry lakes of the desert by



disallowing General Plan bonus densities for residential development.

#### **ISSUE 4. NATURAL RESOURCES** .See Chapter 2 page 27.

CONSERVATION.....See Chapter 2 page 27.

MINERAL RESOURCES.....See Chapter 2 page 28.

##### AGRICULTURE

While having great agricultural potential if water and development funds become available, the approximately 19,000 square mile desert area currently provides for only a small percentage of County agricultural value. Only lands adjacent to the Mojave River and surrounding valleys produce significant dollar value field crops, poultry and livestock. Much of this area is not subject to the urban pressures of the valley and appears to have a long-term agricultural future.

The desert region may attract agriculturalists from the urbanizing valley area should they decide to move their operations.

GOAL D4-a:       EXPANSION OF AGRICULTURE IN THE MOJAVE DESERT.

Policy D4-a1:       Encourage expansion of agriculture in underutilized areas.

Action: (a) Actively promote the establishment of agricultural operations in prime and potentially prime agricultural lands which have been identified in the Desert region.

OPEN SPACE.....See Chapter 2 page 33.

REGIONAL RECREATION.....See Chapter 2 page 46.

#### **ISSUE 5. SAFETY** .....See Chapter 2 page 47.

NATURAL HAZARDS.....See Chapter 2 page 47.

CRIME PREVENTION THROUGH PHYSICAL  
PLANNING.....See Chapter 2 page 58.

#### **ISSUE 6. ENERGY**.....See Chapter 2 page 58.

## ISSUE 7. ENVIRONMENTAL QUALITY

### WATER

The availability of water is probably the greatest limiting factor to continued development of the desert. There are two basic sources of water: groundwater basins and the State Water Project. Groundwater, primarily from the "dry" Mojave River Basin, has traditionally been the principle source of water. However, demand for water has exceeded available supply for the past 25 years resulting in a net depletion of stored groundwater. In an attempt to counteract this trend, the Mojave Water Agency is preparing water management plans and policies for the area within its jurisdiction. However, water from the State Water Project is limited by the size of the water allotment to the desert water agencies and by the location of the California Aqueduct and the subsidiary transport system needed to distribute the water.

GOAL D7-a:       ADEQUATE WATER TO SUPPORT COUNTY DEVELOPMENT PLANS FOR THE DESERT REGION.

Policy D7-a1:       Support the development and implementation of plans to guide water use in the desert.

Action: (a) Work with the appropriate water agency in the development of an overall plan for water use. (b) As appropriate, permit development in unincorporated areas of the desert only when in compliance with the adopted plan for water use.

Policy D7-a2:       Minimize water usage in the desert.

Action: (a) Establish landscaping standards in the desert that minimize water use. (b) Encourage the use of water-efficient irrigation systems. (c) Encourage the use of non-potable water for electrical generation, agriculture and industry. (d) Require water reclamation systems as a condition to development whenever feasible.

### AIR QUALITY

Air quality in the desert has deteriorated in recent years. Pollution from the South Coast Air Basin migrates through the Cajon Pass to the Desert Air Basin. Power plants and other industrial uses also contribute to air pollution.

While water supply may limit the potential for continued development of the desert, air quality may determine the desirability of the desert for residential and recreational uses.

GOAL D7-b: CLEAN AIR IN THE DESERT.

Policy D7-b1: Develop and implement an air quality plan for the desert.

Action: (a) Adopt air quality standards that protect public health, ecological systems and scenic values of the desert. (b) Work closely with the Air Resources Board in reviewing the Air Quality Management Plan prepared by them for the desert region.

#### SOLID WASTE MANAGEMENT

Because of its mostly undeveloped expanse, the desert is viewed by many agencies as an ideal location for the disposal of hazardous waste materials. However, the fragile desert environment may be subject to undue harm if waste disposal is not performed in accord with the adopted management plans.

The approximate location of waste disposal sites are shown on the regional land use maps of the General Plan. Refer to the current Solid Waste Management Master Plan (under separate cover) for information regarding these sites.

NOTE: The Consolidated General Plan does not supersede the San Bernardino County Solid Waste Master Plan.

GOAL D7-c: PROTECTION OF THE DESERT ENVIRONMENT.

Policy D7-c1: Dumping of hazardous waste materials in the desert will not be permitted prior to a full analysis of the impacts and adoption of appropriate mitigation measures.

Action: (a) Quickly and aggressively interact in the planning stage with other agencies proposing to dispose of hazardous wastes in the desert. (b) Control the location and number of waste disposal sites within the desert. (c) Prohibit waste disposal in areas of unique scenery, wildlife or vegetation.

NOISE.....See Chapter 2 page 69.

### **ISSUE 8. INTERGOVERNMENTAL COORDINATION** page 71.





# CHAPTER 6



## MAPS

### INTRODUCTION

The goals and policies described in Chapters 2-5 are graphically portrayed on the maps of the Consolidated General Plan. These maps describe the broad land use and transportation policies of the General Plan, in relation to various health and safety conditions which modify development in different parts of each region. These maps reflect a consolidation and selective updating of thinking developed over several decades regarding future development in each region and the County as a whole. They are subject to change through formal amendment of the General Plan as new conditions and information arise, either from the preparation of Community Plans or other sources.

The maps include a Countywide Diagram and a map series covering three types of features for each region: land use, circulation (transportation routes), and health and safety (for example, earthquake fault zones and flood hazard areas). Together these maps represent graphic illustrations of selected policies contained in the text of the General Plan. They are a policy guide and interpretative aid for the reader, and do not eliminate the need to refer to specific policies. Used alone, the maps may be misleading, since they do not portray all conditions affecting land development and resource management.

### THE COUNTYWIDE DIAGRAM

The Countywide Diagram serves two purposes. First, it identifies the County's three planning regions - Valley, Mountain and Desert and shows their geographic locations. Second, it serves as a graphic summary of the goals and policies for urban growth, rural development and natural resource conservation.

The Diagram depicts three fundamental types of land areas:

URBAN AREAS are designated for the immediate or eventual development of urban communities and neighborhoods. They include all areas encompassed

by urban land use categories on the regional land use maps. For the most part, these include areas of residential, commercial, public, quasi-public or industrial use on the regional maps. Such areas will require commitment of the full range of public services and facilities (for example, sewers, schools and parks) for their development.

RURAL AREAS are designated either as Agriculture or Rural Living on the regional maps. They include agricultural, large-acreage rural residential development and rural settlements with some local, commercial and industrial support services. Although certain basic public services and facilities are available to these areas, few if any urban services are either available, planned or encouraged because of the excessive costs of their provision.

RURAL CONSERVATION AREAS have the same designation on the regional maps. The primary emphasis in the Rural Conservation category is on the protection and preservation of natural resources. Many of these areas are in public ownership (for example, U.S. Forest Service, Bureau of Land Management and State School Lands). For those portions in private ownership, emphasis is on limited agricultural and residential uses on substantial acreage, together with certain resource extraction activities.

The urban areas shown on the Countywide Diagram are a composite of past and present thinking regarding the trends and potential extent of urbanization in San Bernardino County. Although many of the areas shown for urbanization have possibilities for such use within the next 5 to 20 years, there are several factors which must be recognized:

1. Substantial portions of the urban areas shown do not have adequate roads, water, sewers, schools and other facilities to sustain urban development and living. In the post-Proposition 13 era, there are increasing uncertainties about future financing of new services for certain areas. This may make previously bypassed lands more attractive for development because urban services can be provided more economically than for outlying lands for which services must be newly financed.
2. Portions of the urban areas shown are affected by natural conditions such as steep slopes, flood hazards and earthquake faults. These conditions will tend to modify and in some cases prohibit development of a full range of urban uses.
3. Population growth will occur in many but not all of the urban areas shown because more land has been set aside for urban use than can be absorbed during the next 5 to 20 years. In order to guide urban growth to the most appropriate location by area,



the Community Plans will provide short-range direction for the actual location of residential, commercial and industrial urban development, consistent with the goals and policies of the General Plan. In some instances the community plans will propose alteration of the long-range direction for such areas through amendment of the General Plan diagram and maps to show rural rather than urban uses.

For these reasons, an area shown for urban use on the Countywide Diagram may eventually but not immediately be suitable for urban development. Much will depend on the degree to which each Community Plan identifies an area as suitable for development within the short-term future. However, until Community Plans are available for each unincorporated community, it will be necessary to rely directly upon the guidance of the policies contained in this and the preceding chapters, together with the regional maps.

Areas shown for Rural and Rural Conservation uses reflect two kinds of circumstances. Some of these areas are committed to Rural or Rural Conservation uses for many years to come by reason of their location, topography, lot size, public ownership or community values. Other areas may become the subjects of applications by private landowners for amendment of the General Plan to reflect urban uses on the Countywide diagram and regional maps. Such requests, where substantial, will be considered annually in relation to other major amendments to the General Plan, in conjunction with changes to capital improvements programs and the County budget. In such instances, substantial attention will be given to the justification for amendment of the General Plan in terms of public health, safety and general welfare considerations.

#### REGIONAL LAND USE MAPS

Except for areas covered by the special designations in the Mountain-Desert Land Use Map, land is otherwise identified by regional land use categories: Rural Conservation, Rural Living, Agricultural, Public/Quasi-Public, Residential, Commercial, Industrial or Mixed Use. A land use category indicates the general character of land use within an area, and may include other uses which could be found consistent with the predominant uses.

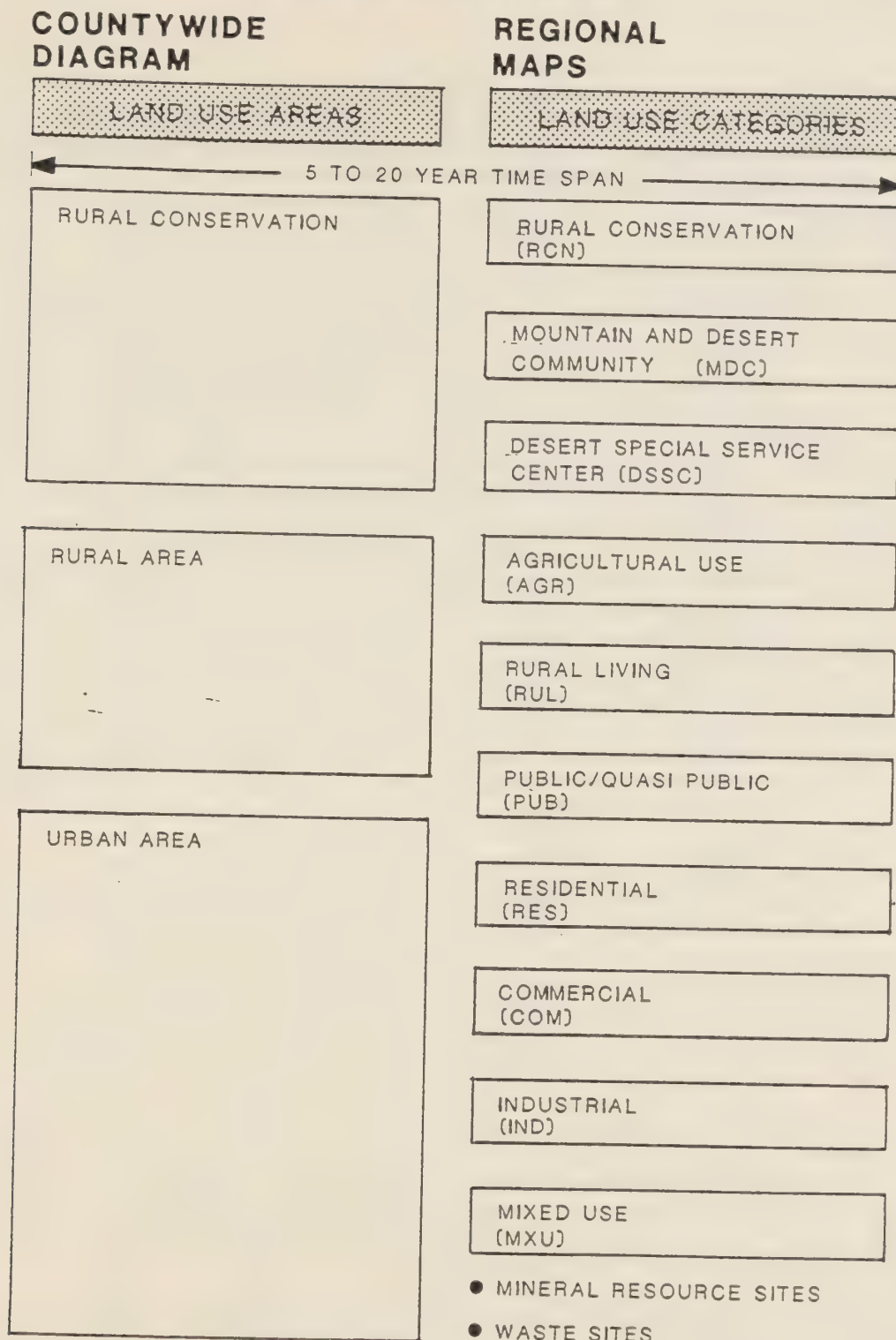
The regional land use maps also show informational items that are not land use categories. The regional land use maps indicate city sphere of influence boundaries, as established by the Local Agency Formation Commission. A sphere of influence is the area which each city eventually intends to annex, generally with the consent of unincorporated area voters and property owners. The spheres of influence reflect various

ranges of service ability of the city, from a few years to the ultimate potential service area.

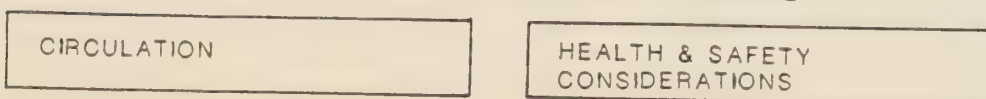
The approximate locations of waste disposal sites are shown on the regional land use maps. Refer to the current Solid Waste Management Master Plan (under separate cover), for information regarding these sites. The regional land use maps display the Mineral Resources Zones, Scientific Zones and Resource Areas as described in Section 1, Chapter 2 (Mineral Resources).

Informational items such as recognized open space uses are also found on the land use maps including wilderness areas (include those lands designated by Congress to be free from urban intrusion of any kind), parks, military installations, rivers, lakes, scenic areas, airports and national forests.

## MAP SYMBOLS



### ADDITIONAL REGIONAL MAPS





The following list explains each land use category in detail. Categories are grouped under headings which indicate their corresponding land use area, as found in the Countywide Diagram.

#### URBAN LAND USE CATEGORIES

1. RESIDENTIAL (RES) includes the full range of urban residential land use densities, differentiated on the regional map by numbers designating the maximum number of dwelling units per gross acre for each outlined area. Generally, this covers residential neighborhoods with predominant lot sizes of less than 2 1/2 acres. Land uses which may be found consistent with this regional map category include those permitted within the single residential and multiple residential districts of the Community Plans or their equivalent districts under the zoning ordinance. In some instances, this category may also include supportive non-residential land uses such as schools, churches, libraries, rest homes, offices and neighborhood shopping centers, provided such uses generally serve a neighborhood service-related purpose. The primary feature distinguishing this category from other regional map categories, such as Rural Living or Agriculture, is the commitment of a full range of urban public services, e.g., water, sewers, street systems, flood control, fire, police, schools, parks, libraries and ambulances, etc., where necessary.

Under certain circumstances, housing projects near commercial developments and/or providing affordable housing may be permitted at densities higher than indicated on the land use map.

The General Plan Land Use Map designations in the area encompassed by the Chino Hills Specific Plan, indicate residential densities which represent an average density for the area bounded by the individual General Plan category. To ascertain the precise density assigned to property, reference should be made to the Chino Hills Specific Plan maps and text. The interpretation of General Plan residential land use designations for the Chino Hills Specific Plan area differs from the interpretation for the remainder of the valley area; the General Plan in the remainder of the valley represents a maximum allowable density.

2. COMMERCIAL (COM) includes all commercial activities normally associated with urban areas and requiring a wide range of public services. Examples include downtown areas, community

centers, highway commercial areas, regional shopping and specialized centers. Land uses which may be found consistent with this regional map category include those permitted within the Limited Commercial, General Commercial and Service Commercial districts in the Community Plans or their equivalent commercial districts under the zoning ordinance. In some instances, this category may also include related light industrial uses and public facilities, provided these uses can function in harmony with the predominant commercial use.

3. INDUSTRIAL (IND) includes all industrial activities normally associated with urban areas, requiring many of the essential public services needed for urban areas and requiring many of the essential public services needed for urban residential and commercial categories. Examples include light assembly plants, electronics firms, industrial parks, equipment storage yards, transportation terminals, basic manufacturing and salvage yards. Land uses which may be found consistent with this regional map category include those permitted within the limited industrial and general industrial districts of the Community Plans or their equivalent districts under the zoning ordinance. In some instances, this category may also include related commercial uses and public facilities provided these uses can function in a supportive manner with the predominant industrial use.

Certain areas shown in the Industrial category on the regional map contain pockets of existing residential use. It is the intent of the General Plan to encourage transition of these areas to industrial use as soon as possible in order to improve living conditions and reduce present conflicts between industrial and residential land uses. For this same reason, none of the Residential districts of the Community Plans or their equivalents under the zoning ordinance could be found consistent with the Industrial category of the regional maps.

4. MIXED USE (MXU) includes a combination of residential, commercial and industrial activities. This designation would allow intensive development of urban land providing for high density residential uses to be located within and adjacent to the service and employment areas of commercial and industrial uses located within the MXU designation. Land uses which may be found consistent with this regional map category include those permitted in Multiple Residential districts, all Commercial districts and Limited Industrial districts as provided for in

the Community Plans Section of the Development Code (Division 5), or their equivalent zoning districts.

Because mixed land uses must be compatible and supportive, special consideration will be given to the spatial relationships, amount and type of each use permitted. Therefore, this category will be applied only in those areas where a Specific Plan, Community Plan or Planned Unit Development will be adopted as the implementing vehicle, and where specific development standards have been established. These will show how the various uses would be interrelated and dispersed. In those instances where a mixed use designation affects several property owners, it may be necessary to identify logical planning areas within which all affected properties must be planned as single unit, although the development may be phased by ownership.

5. PUBLIC AND QUASI-PUBLIC (PUB) includes a variety of public and privately owned facilities and lands which provide a service to the general public. Examples include civic centers, high schools, regional parks, hospitals, lakes and defense installations. These uses may be either associated with or separated from urban residential, commercial and industrial categories and are labeled in many instances to indicate their general function. The outlines of areas in this category on the regional land use map do not necessarily show the exact boundaries of public or private land ownerships involved, but instead, graphically depict the general relationship of existing or proposed facilities to other land use categories.

#### RURAL LAND USE CATEGORIES

6. RURAL LIVING (RUL) includes a wide variety of rural residential resorts and light agricultural settings together with limited public service, commercial and employment facilities. Examples include small farms, rural subdivisions with parcels of 2-1/2 acres or greater (however, selected parcels as small as 1 acre may be found consistent with this category), scattered homes on large acreages, resorts and small rural settlements serving the needs of agriculture, mining and the traveling public. Land uses which may be found consistent with this category include those permitted within the Rural Residential and Limited Agricultural district of the Community Plan or their equivalent districts under the zoning ordinance. In some instances, this category may also include supportive non-residential land uses, such as local markets, supply stores, restaurants and storage



yards, provided they serve functions related to the maintenance of a rural setting.

The primary feature distinguishing this category from other regional map categories is the limitation of public services and improvements to those which are designed for a rural area and which can be financially supported by a rural population. There is, therefore, a very limited availability of services commonly found in urban residential, commercial and industrial categories. Some of the areas in this category are included within the Williamson Act Agricultural Preserves, delineated on the health and safety map for each region.

7. AGRICULTURE (AGR) includes a wide variety of agricultural activities, including those which are least compatible with urban uses. Examples include orchards, row crops and grazing, as well as dairies, feed yards, calf nurseries and hog ranches. Land uses which may be found consistent with this category include those permitted within the Limited Agriculture and General Agriculture districts of the Community Plans or their equivalents under the zoning ordinance.

In some instances, this category may include supportive nonagricultural activities such as feed and equipment stores, tractor repair stations and roadside stands for products primarily grown on site, provided they are related to the predominant agricultural use and do not detract from its viability. This category is also distinguished from the urban categories by the presence of very limited public services and improvements. Many of the areas in this category are included within the Williamson Act Agricultural Preserves, delineated on the health and safety map for each region.

#### RURAL CONSERVATION LAND USE CATEGORY

8. RURAL CONSERVATION (RCN) includes a wide variety of publicly and privately owned land which by its location, access limitations, natural resources or scenic qualities lends itself to uses of very low intensity and limited human habitation. Examples include National Forest and Bureau of Land Management holdings, camps, wilderness areas, agriculture, mining, houses on lots on 40 acres or greater, and other public and private activities which preserve the predominant open space character of the category. Land uses which may be found consistent with this category include those within the Rural Conservation district of the Community Plans or the equivalent district

under the zoning ordinance. This category is distinguished from all other categories by the absence of any of the public services and improvements associated with urban areas.

#### MOUNTAIN-DESERT LAND USE MAP SPECIAL DESIGNATIONS

9. MOUNTAIN AND DESERT COMMUNITY (MDC) includes communities for which regional land use categories have not previously been identified through the preparation and adoption of a Community General Plan. This special designation primarily reflects residential land uses with supporting commercial and industrial areas.

When a Community Plan is developed for a mountain community or a desert community, the regional land use maps will be amended to indicate the appropriate land use categories for the area.

10. DESERT SPECIAL SERVICE CENTER (DSSC) is a symbol used to designate small, compact commercial and/or industrial service centers, along with associated residential uses, located in rural portions of the County's desert area. These service centers are not large enough to warrant the individual designation of land uses as is normally associated with urban areas. However, the Desert Special Service Center can be expected to accommodate the full range of uses (commercial, industrial or residential) provided that such uses are supported by the surrounding population or by a unique service demand such as a highway service center, a nearby mining operation, a resort community, or other such special service need.

Residential uses within the DSSC shall not permit the overall population density within the service center to exceed approximately 6,912 people per square mile. Individual residential development within the DSSC shall not exceed 8 dwelling units per acre. All structures shall maintain a setback of at least 25 feet from the ultimate right-of-way of any existing or proposed public throughfare. Residential structures shall not occupy more than 60% of any residential lot. Commercial and industrial uses may occupy more than 60% of any residential lot. Commercial and industrial uses may occupy the entire remaining portion of any commercially or industrially zoned property after all applicable setback requirements set forth in Title 8 of the San Bernardino County Code have been complied with.

The application of the DSSC symbol to substantiate the more intensive use of a given property within a rural portion of the desert area shall be subject to the following criteria:

1. The proposed use(s) shall constitute a logical, reasonably proximate extension of the existing land use pattern within the service center.
2. The proposed use(s) shall be justified or supported by a demonstrated need of the nearby population and/or land uses within the DSSC.

The boundary of the DSSC may be described within the General Plan text to reflect the perimeter of the core service area and associated higher intensity land uses when a greater degree of specificity is required. All properties within a boundary as described shall be deemed to be within the General Plan text, no interpretation of the DSSC shall be made to provide for land uses based upon the DSSC outside the area so described.

The Phelan DSSC shall include the one square mile area generally bounded by Sheep Creek Road on the west, Yucca Terrace Road on the north, Johnson Road on the east and Neilson Road on the south. The north and south boundary of said area shall be more specifically described as the north boundary of the south one-half of Section 13, T4N, R7W and the south boundary of the north one-half of Section 24, T4N, R7W.

The new area to be added to the description of the DSSC as it applies to Phelan is known as six-hundred and thirty (630) feet from both sides of the centerline of Phelan Road between Sheep Creek and Lebec Roads, three-hundred and thirty (330) feet from the west side of the centerline of Sheep Creek Road between Neilson and Sunnyslope Roads.

#### POPULATION DENSITY STANDARDS

On the average, the maximum overall population density per acre recommended within any residential or rural land use designation is not to exceed the total of the specified dwelling units per acre designated on the regional land use maps multiplied by an average of 2.8 persons per unit. This is based upon census data related to average population per household for the County which shows a decline from 3.11 in 1970 to 2.82 in 1980.



It is recommended that the overall population density for residential uses allowed within the following General Plan land use designations not exceed the specified number of persons per square mile:

Rural Conservation	45 persons/sq. mile
Agriculture, Industrial, Commercial, Public	1,792 persons/sq. mile
Mountain and Desert Community Desert Special Service Center	6,912 persons/sq. mile

Residential uses within a Mixed Use category will have population density standards established as provided for in specific development standards as applicable community plans, specific plans or planned unit developments are adopted.

#### BUILDING INTENSITY STANDARDS

The following chart, in addition to the above information, provides building intensity standards recommended for each of the General Plan land use categories. Refer to the Development Code or applicable community plan for specific requirements of each zone or district that are consistent within the appropriate General Plan land use categories. Standards generally refer to the principal or predominant land use allowed and may be substantially more restrictive for certain zones, districts or uses. Uses may occupy remaining portions of any property after all applicable Development Code and/or community plan setback requirements have been complied with. Exceptions may be possible for setbacks, deviations, planned unit developments, modified subdivisions, Housing Incentive Programs, accessory and supportive uses or as otherwise allowed by the Development Code.

Building Intensity Standards\*

General Plan Land Use Categories	Minimum Lot Area	Maximum Lot Coverage (Impervious or covered by a structure)	Maximum Building Height
RES	6,000 sq. ft.**	80% (multiple family) 60% (single family)	60 ft. (multiple family) 35 ft. (single family)
COM	none	80%	60 ft.
IND	20,000 sq. ft.	100%	150 ft.
MXU***	-	-	-
PUB	none	100%	60 ft.
RUL	1 acre	20%	35 ft.
AGR	1 acre	15%	35 ft.
RCN	40 acres	15%	35 ft.
MDC (Commercial)	none	100%	60 ft.
(Industrial)	20,000 sq. ft.	100%	150 ft.
(Residential)	6,000 sq. ft.	60%	35 ft.
DSSC (Commercial)	none	100%	60 ft.
(Industrial)	20,000 sq. ft.	100%	150 ft.
(Residential)	6,000 sq. ft.	60%	35 ft.

\* Consistent zones and land use districts may be substantially more restrictive.

\*\* Exceptions to this standard include: Planned Developments and modified subdivisions.

\*\*\* Standards to be established through Individual Specific Plans, Community Plans, or Planned Unit Developments.

### CIRCULATION MAPS

The basic function of the circulation routes on the regional maps is to indicate major transportation corridors as they relate to each other and to planned land use categories and health and safety features. They also serve as a guide to offers of dedications and improvements to rights-of-way, either in advance of need or as development occurs.

The circulation routes include four basic categories of facilities: freeways, divided major highways, major highways and secondary highways. These are broad classifications reflecting certain functional and technical differences. Freeways are distinct from other highway categories because they are physically separated by bridges and underpasses from other roadways, thereby providing uninterrupted movement. Major and secondary highways are generally surface streets which intersect, so through-movement is interrupted and traffic must be regulated by signals and signs. Major highways are depicted as divided majors, and standard majors. Both may have up to six moving lanes of traffic, although standard majors often only have four. Secondary highways are also arterial routes, and usually only have four lanes of moving traffic. All of these types of facilities provide for the movement of people and goods within and through the region and provide a network of routes to support a growing variety of public transportation services. Closely linked to these highway facilities are various rail and airport facilities.

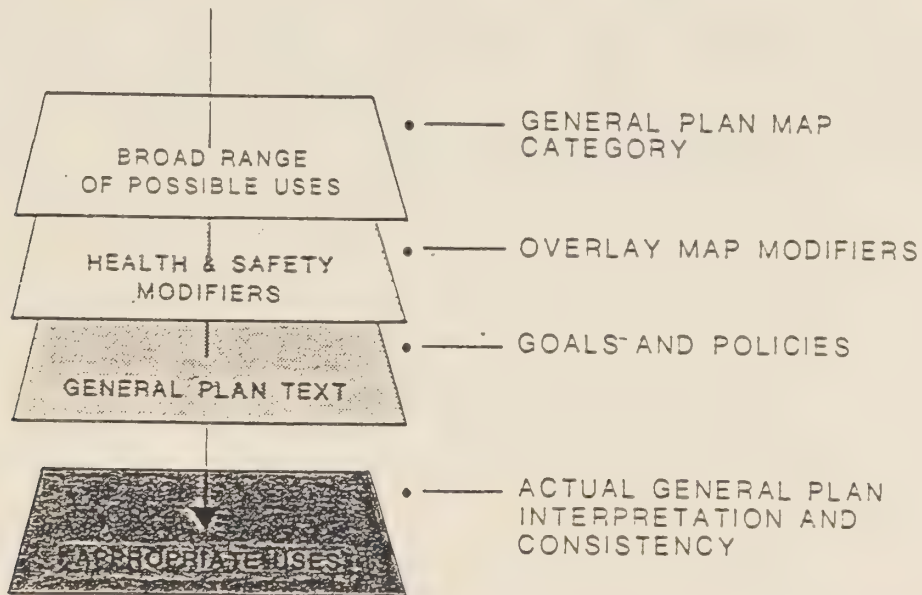
Improvement standards for these facilities are set by the County Department of Transportation in unincorporated areas and by each city within its own boundaries, with coordination through a variety of organizations. Right-of-way and improvement standards vary significantly between regions of the County due to differences in terrain and development patterns. Right-of-way and roadway widths do not apply in mountainous terrain and standard urban curb and sidewalk improvements do not apply in rural areas. Hazard areas may also require special standards. (See Section 1, Chapter 2 Natural Hazards)

It should be recognized that many of the circulation routes on the regional map reflect several decades of planning. Routes may be reclassified, added or deleted as Community Plans are adopted, as changes are made to land use categories on the regional map, or as new information arises from other sources. Adopted Community Plan Circulation Maps are portions of the General Plan Circulation Element which display more specific information than the regional maps.

### HEALTH AND SAFETY CONSIDERATIONS MAPS



Health and safety overlay considerations are an index to conditions that affect the suitability of the land use categories for certain types of developments. The health and safety overlay considerations overlap regional map land use categories and each other. The health and safety overlay considerations signal the need for additional study or information prior to determining the suitability of regional land use categories for development, for example, housing or industry. The health and safety maps indicate the general location of a consideration, not precise boundaries. More detailed data will be generated through the Community Plans.



The health and safety considerations include: (1) potential seismic risk areas, (2) potential noise exposure areas, (3) high fire hazard areas, and Foothill Hazards Protective areas, (4) flood hazard areas, (5) airport proximity areas, (6) potential landslide areas, (7) agricultural preserves, and (8) scenic route corridors. They are identified on the maps by a combination of graphic and numerical symbols.

The overlay considerations are described briefly below.

1. POTENTIAL SEISMIC RISK includes areas within 660 feet of known and inferred earthquake fault lines which are active or potentially active, as identified on maps issued by the California Division of Mines and Geology and other sources. These include, but are not limited to, areas presently within the Alquist-Priolo Study Zone series which are used as a guide to more precise geologic investigations when land is subdivided or developed. By proper

geological investigations, development can be set back from fault lines, thereby reducing the risk of vertical or horizontal displacement. The potential seismic risk feature does not include areas subject to ground shaking, which can cause danger to life and property in a much broader area. This risk is normally reduced by structural provisions of the Uniform Building Code.

2. POTENTIAL NOISE EXPOSURE includes the noise study zones identified initially in the original Noise Element adopted in 1974, together with known 65 CNEL (Community Noise Equivalent Level) contour areas around selected airports. Where detailed noise information is available (for example, from an adopted city noise element), the County will utilize that information. Where detailed information is not available, the study zones will be 3000 feet from a rail line or yard, 1000 feet from a freeway or divided major highway, 450 feet from a major highway and 350 feet from a secondary highway.
3. HIGH FIRE HAZARD includes all land classified by the California Division of Forestry as subject to high or extremely high fire hazards because of terrain, vegetation or other circumstances. Within this hazard overlay, a Foothill Hazards Protective Overlay is also delineated. Both of these areas have special policies and standards applied as described in the Safety Issue, Section 1, Chapter 2, Natural Hazards. (Also see the Foothill Hazards Protective Overlay District Ordinance, Mountain Fire Zone Ordinance and any applicable Community Plans, under separate covers, for further standards.)
4. FLOOD HAZARD includes all areas identified by available Federal Flood Insurance Administration maps within the path of a 100-year flood.
5. AIRPORT PROXIMITY includes all areas identified by the Federal Aviation Administration guidelines as within the outer perimeter of building height limitations imposed by Part 77 of the Federal Aviation Regulations. These outlines generally identify areas influenced by operations within all public airports operating within San Bernardino County and its cities. They provide an initial basis in many cases for more precise delineation of airport land use planning areas administered by the Airport Land Use Commissions of San Bernardino County.
6. POTENTIAL LANDSLIDE AREAS generally includes areas classified in the original Seismic and Public Safety Element adopted in 1974 as having moderate to high susceptibility to landslide conditions.

7. AGRICULTURAL PRESERVES includes all areas presently contained within official Williamson Act agricultural preserves in San Bernardino County unincorporated areas.
8. SCENIC ROUTE CORRIDORS includes areas affecting and affected by scenic considerations from the scenic routes element of the Transportation Issue (see Section 1, Chapter 2).

AMENDING THE GENERAL PLAN MAPS

As more precise planning studies are accomplished in the future, the Countywide Diagram and regional maps will be changed, together with the text, through formal amendments to the Consolidated General Plan. For more information on the amendment process, please refer to Section 1, Chapter 7, Implementation. If further assistance is needed, contact the Public Information Counter of the Environmental Public Works Agency, Land Management Department, Office of Planning, (714) 387-8311.





# CHAPTER 7



## IMPLEMENTATION

### INTRODUCTION

General Plans are only as useful as the means available to put them into effect and the willingness of people to use them. The General Plan is designed to bring about its own implementation through Community Plans, the Development Code, action programs, coordination of all relevant plans, programming of capital improvements and monitoring of results. It relies on a wide variety of organizations - County departments, community organizations, other public agencies, the development industry and individual citizens - to use these means. Chapters Two through Five identify General Plan Goals and Policies, together with specific actions necessary to implement these policies. Chapter 7 identifies the overall implementation programs and responsibilities for carrying them out. It also provides further guidance on how to interpret and, as necessary, amend the General Plan. In so doing, it fulfills the requirements of State law which calls for the identification of reasonable and practical means for implementing the General Plan.

### COMMUNITY PLANS

The principal method for implementing the General Plan unincorporated areas is Community Plans. They consist of goals, policies, procedures, standards and maps necessary to meet the specific needs of each community, and include all the necessary means to regulate the use and development of land in a manner consistent with the General Plan. These Community Plans are authorized under California law which allows Specific Plans to implement general plans. Zoning, the traditional method of implementation, will be superseded as Community Plans are adopted for each community.

There are no restrictions on the number and timing of amendments to Community Plans, unless the amendment also involves amending the General Plan. Otherwise, Community Plans may be amended according to the notification and hearing processes required by Community Plans and reviewed by

the Planning Commission. They forward their recommendations to the Board of Supervisors, which makes the final decision on any request for changes.

All County agencies, departments, boards, commissions and special districts governed by the Board of Supervisors are required to carry out their respective duties and responsibilities in ways which will implement the adopted General and Community Plans.

For further information on Community Plans, please refer to the Introduction of Section 2.

#### ACTION PROGRAMS

Each of the General Plan Goals and Policies in Chapters 2 through 5 involve specific action programs to put them into effect. In many cases, these programs are interjurisdictional; that is, they require coordinated efforts between public agencies in order to avoid duplication of effort or conflicting results. Although many of these programs are specified in the action statements of preceding chapters, some are discussed here for emphasis.

A fundamental program, identified in the preceding chapters, is the "provision for growth at rates commensurate with the ability of public and private agencies to provide essential services and facilities." Part of this program is already in effect within certain areas through the administration of ordinances and Capital Improvements Programs. For example, the County administers procedures which require adequate provision of some basic facilities and services prior to approval of applications for development projects.

An additional tool provided by the General Plan in preparing for growth is the identification of "urban areas" on the Countywide Diagram in Chapter 6. Through the Community Plans, urban land use categories will be systematically reviewed for possible further alteration of the General Plan regional maps. Requested amendments to the regional maps of the General Plan which would substantially extend areas designated for urban land uses will be accumulated for review in public hearings by the Planning Commission and Board of Supervisors simultaneously with the annual review of the County budget and Capital Improvements Programs. In both types of review, careful attention will be given to the suitability of the lands in question for urban use and the degree to which additional urban public services and facilities should be committed in light of budget limitations.

It is the intent of the General Plan, through these reviews, to bring the area outlined by urban land use categories on each regional map more



closely in line with the population projected in urban areas for the next 5 to 20 years. By so doing, land use decisions will be more closely tied to fiscal and other planning considerations and help stabilize expectations for urban growth and development in each region.

Similarly, other action programs reflect this same intention of implementing General Plan land use goals and policies in harmony with those dealing with other mandated and optional elements i.e., transportation, housing, conservation, safety, energy, environmental quality and intergovernmental coordination. Each of the elements added to the General Plan prior to the preparation of this Consolidated General Plan contained a series of specific actions and development standards which reflected the County's general intent to integrate other planning subject areas with land use decisions.

The goals and policies adopted in the original elements have been consolidated into the General Plan in Chapters 2 through 5 in simpler, integrated form and with special attention to regional distinctions. Because of their overlapping and detailed character, not all of the element actions and standards have been specifically listed in Chapters 2 through 5. Pending review for further integration into the planning system, the siting analysis criteria and the siting analysis maps of the Joint Utilities Management Plan adopted in 1976 are carried forward by reference and are not superseded by the Consolidated General Plan. The Solid Waste Management Master Plan is also carried forward by reference and is not superseded.

#### COORDINATION OF PLANS

The General Plan relies on a wide variety of individuals and organizations to carry out actions consistent with its goals and policies. Successful implementation depends upon mutual agreement and cooperative actions between public and private entities, especially local, regional, State and Federal agencies.

The General Plan offers public agencies numerous potential uses. The preceding chapters prescribe specific actions for fulfilling these potential uses. For County departments, the General Plan will serve as a central source on short-term and long-term population growth projections, centralize County policy on broad planning issues, help coordinate County activities, provide a useful decision-making tool in evaluating service needs and requirements, and guide capital expenditure considerations. For cities and other public agencies, the General Plan will define major problems of regional or countywide concern, serve as a basis for consensus on major planning issues, clarify relationships between public planning

programs and coordinate land use policy and development between unincorporated areas and adjacent cities. Cooperative agreements will be sought with these agencies to make the most effective use of the general understandings reached and reflected in the General Plan.

#### CAPITAL IMPROVEMENTS PROGRAMMING

An increasingly important method for implementing the General Plan is the programming of capital improvements expenditures. In its simplest form, this consists of the yearly schedule of anticipated expenditures for up to five years on capital facilities, such as sewers, roads, parks, storm drains and public buildings. The presence or absence of such facilities greatly influences the direction, timing and character of growth in a community. Capital Improvements Programming guides the annual budget for capital outlays so that capital facilities are developed in a logical and orderly manner. For example, as an area is provided with sewers or roads, other necessary facilities, (such as storm drains) can be installed at about the same time which minimize long-term capital expenditures.

Capital Improvements Programming provides two major benefits to the public. First, the development of necessary facilities is coordinated to avoid undue inconvenience and expense to a given community. Second, capital expenditures are committed in a more efficient manner, creating both short-term and long-term savings to the tax paying public.

Within San Bernardino County, many public agencies are involved in capital programming. County capital improvements decisions are made by the Board of Supervisors with the staff support of the County Administrative Office. Capital improvements planned by the County and Board-governed special districts cover a wide variety of facilities in many areas and include joint projects with cities and other public agencies. Programming is influenced by the availability of grants and subventions from the State and Federal governments, local revenues and community desires. Capital improvements are scheduled every three years, but are updated annually in conjunction with the adoption of the County budget. In recent years, capital budgets of various operating departments have been presented to the Planning Commission in order to improve coordination. The General Plan provides a new impetus for strengthened cooperation in capital facilities programming, both within County government and with other public agencies. The urban land use categories described in the regional maps of Chapter 6 serve as a common reference for all agencies regarding basic distinctions between urban versus rural public facilities needs. Since the General Plan regional maps indicate areas of urban and rural use within a 5 to 20-year time frame, capital programming can also begin to distinguish between timing needs. Facilities



can be planned with a common understanding of both where and when need for urban services can be reasonably anticipated and met. These understandings will be more precisely defined through specific planning (Community Plans), which will ensure proper coordination of land use and facilities development.

Annual review of proposed amendments to the urban land use categories on the General Plan regional maps will reinforce the relationship between planned growth and service commitments by coordinating these amendments with the capital improvements program and County budget adoption. Where disparities are found between County capital programs and other public agencies, cooperative efforts will be made to resolve such differences. As a result, facilities can be programmed in each region in a coordinated and economic manner, matching needs on the basis of commonly recognized priorities; thereby, reducing premature extension of facilities in areas not yet suitable for growth.

#### MONITORING RESULTS

Continuous monitoring is needed to determine how well various action programs are carrying out the goals and policies of the General Plan. Monitoring includes periodic gathering and evaluation of data on conditions within each region to determine the degree to which new development is consistent with the General Plan. This includes monitoring growth and its impact on public services and environmental quality, and field checks for compliance with County codes and ordinances which implement the General Plan. If results are found to be insufficient or contradictory, then any necessary adjustments will be made to the action programs in order to make them effective; or to the General Plan, if it is in need of modification.

State law prohibits actions which are inconsistent with local general plans and development regulations. In the past, some individuals have violated development regulations and taken actions inconsistent with general plans. The County has found it necessary to maintain an enforcement program to ensure compliance with County ordinances in a manner that is fair to everyone.

Together with ongoing programs to monitor growth and environmental quality, these enforcement programs will provide valuable data from which to gauge the effectiveness of the General Plan and its implementation. In order to identify annual priorities on corrective actions in relation to the County, this information will be incorporated in the annual review of the General Plan. Where the monitoring data appears to justify an



alteration of General Plan goals and policies, a formal General Plan amendment will be recommended for a public hearing.

#### DETERMINING CONSISTENCY OF DEVELOPMENT PROJECTS

A final yet fundamental method of implementation is a review of all development proposals for consistency with the General Plan. This has been done routinely for many years with previously adopted General Plans, including those prepared before California law required such review by local government. Because of the County's large number of overlapping General Plans, reconciling their sometimes conflicting prescriptions and gaining clear interpretations by which to evaluate the consistency of individual development projects has often been difficult. The new planning system helps to resolve this problem by:

1. Providing a single, consolidated General Plan which integrates most of the preceding general plans into one document for common reference.
2. Simplifying and clarifying the process by which general plan consistency is determined through the use of the Community Plans.
3. Establishing a format for efficient modification of the system on an orderly schedule.

In the new planning system, the first source to consult for determining the consistency of a development proposal with the General Plan is the appropriate Community Plan when it is available. Community Plans are prepared so that they are consistent with the Consolidated General Plan. If a portion of a proposed Community Plan initially conflicts with the General Plan, formal General Plan amendments will be sought to reconcile conflicts before the Community Plan is adopted. When a development proposal is found to be consistent with an adopted Community Plan, it will be consistent with the General Plan. This process will reduce the scope and number of steps involved in past reviews.

When a development proposal requires a change to a Community Plan, it will be reviewed for consistency with the General Plan. If it is found consistent, the development proposal and the Community Plan amendment may be reviewed concurrently by the public hearings before the Planning Commission and Board of Supervisors. However, if the development is not considered consistent with the Consolidated General Plan, then a General Plan amendment will be necessary prior to either the approval of the development proposal or amendment to the Community Plan.

Development proposals in areas where Community Plans have not yet been adopted will be routinely reviewed for consistency with the General Plan in a manner similar to those which require Community Plan changes. Emphasis will be on consistency with the goals and policies of the Consolidated General Plan together with selected policies of any previous General Plan carried forward temporarily until a Community Plan can be adopted for a given area. During the pre-application counseling at the Environmental Public Works Agency's Public Information Counter, the proposal will be initially reviewed for any apparent discrepancy between individual development proposals and the respective regional maps of the General Plan.

On the other hand, proposals which clearly fit the land use categories of the respective regional maps will be reviewed for consistency during processing. Proposals which may be considered as related or supportive land uses as described in Chapter 6, Maps, may also be reviewed for consistency during processing. However, where proposals involve related uses of 15 acres or larger, either individually or when combined with similar uses or zones within a half mile radius of the development, special review will be given for consistency before these proposals are accepted for processing. If either type of proposal is found inconsistent during processing or before being accepted, a General Plan amendment will be necessary before they can be considered further.

If a proposal affects unincorporated land which is within a city sphere of influence adopted by the Local Agency Formation Commission, then the procedures described in Chapter 2, Issue 8, Local Government Coordination, beginning on page 71, will be followed.

In all these circumstances, development proposals will be systematically reviewed for consistency with the aid of interpretation criteria, which can be used by the County, other public agencies and private citizens.

At the request of individual applicants, any consistency interpretation by the staff may be referred to the Planning Commission and Board of Supervisors for determination.

#### AMENDING THE GENERAL PLAN

The General Plan is part of a coherent planning system that has consolidated diverse, former plans and regulations into a single, unified system that can be amended methodically. When significant changes are proposed for any part of the system, they must be weighed in relation to the changes which will be needed in other parts of the system. This

approach has been deliberately taken in order to eliminate duplication of effort and avoid uncoordinated changes.

The new system establishes essentially two types of General Plan amendments: major amendments which alter the policy directions set in the General Plan or commit substantial additional areas to urban use and public services, and minor amendments which make relatively minor adjustments to the General Plan as a whole.

Major amendments include any changes to the goals, policies or actions of the text which would alter any basic directions previously set, and proposed substantial extensions of urban land use categories on the regional maps and expansion of urban areas on the Countywide Diagram. Because of possible budgetary implications, major amendments will be considered at public hearings held annually in relation to Capital Improvements Programs and County Budget adjustments.

Minor amendments include textual changes to clarify meaning or update information, and regional map changes not requiring extension of urban land use categories and expansion of urban areas on the Countywide Diagram; for example, a request to amend the regional map to Commercial in an area presently outlined as Residential. These changes can be considered at regularly scheduled hearings held especially to review amendments. Where either major or minor amendments affect unincorporated land within or adjacent to a city sphere of influence, the procedures described in Section 1, Chapter 2, Issue 8, Local Government Coordination, will govern.

By distinguishing between major and minor amendments from the onset, the General Plan can be used as a positive means for creating a better region and County, while allowing planners to remain sensitive to local needs and values identified in detail through the Community Plans and coordinated plans with other agencies.

To ensure that the Consolidated General Plan accurately represents all amendments and changes, the text and maps will be periodically updated and reprinted.



# CHAPTER 1



## COMMUNITY PLANS

### NEW COMMUNITY PLANS

In the new planning system, Community Plans will implement the Consolidated General Plan in each unincorporated community and will tailor planning goals, policies and actions in response to specific local needs and conditions.

New Community Plans will be more detailed than the Consolidated General Plan, and will combine local policies and regulations into a single document in a format provided under the Development Code. Merging of policy and regulation will eliminate the need for separate zoning and general plan maps. With the help of automated mapping techniques, parcel-specific Community Plan maps will project land uses for 5 to 10 years into the future and will note applicable regulations and conditions (such as earthquake fault zones) that affect development.

The first 14 Community or (Specific Plans) have been prepared for the following unincorporated communities:

- o Agua Mansa (Specific Plan)
- o Bloomington
- o Chino Hills (Specific Plan)
- o Crest Forest
- o Joshua Tree
- o Lake Arrowhead
- o Lytle Creek
- o Morongo Valley
- o Oak Glen
- o Hilltop
- o East Loma Linda/West Redlands
- o West Valley Foothills
- o Yucaipa
- o Yucca Valley

For all other unincorporated areas, the present system of zoning will remain in use until new Community Plans are prepared.

Community Plan studies are authorized by the Board of Supervisors. Any citizen or organization may request the Board to consider developing or updating a Community Plan for their area. Requests for new Community Plans are reviewed during annual budget hearings, and are decided upon the basis of the availability of funds, the growth occurring within communities, and the relative needs among various communities.

#### STATUS OF PREVIOUS PLANS

When the Board of Supervisors adopted the Consolidated General Plan on June 26, 1979, it specifically provided for the retention of previously adopted General Plans.

Applicable goals, policies, standards and mapped information from former Community General Plans and County General Plan elements were incorporated into the text and maps of the Consolidated General Plan. However, certain features which were unique and could not fit readily into the new format were specifically retained pending further development of the new system. These included specific portions of the text and maps of previously adopted Community General Plans which will remain in effect until a new Community Plan is developed for each of the communities listed in the following pages. (Those retained portions which have had Community Plans prepared have been deleted).

In addition, all previously adopted Community General Plans and Countywide General Plan elements were retained as a primary reference for a period of one year (until June 26, 1980).

#### COMMUNITY GENERAL PLANS RETAINED

The following are previously adopted Community General Plans or portions of such plans which have specifically been retained for use in conjunction with the Consolidated General Plan until new Community Plans can be adopted.

1. APPLE VALLEY

- A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN TEXT

- Apple Valley Dry Lake

- As mentioned under environmental features, there are drainage problems in Apple Valley Dry Lake which is

located south of the airport. It is the lowest area in some 100 square miles and during periods of rainfall, water collects at this low spot and because of the thick clay lining, it remains for some time until it evaporates. A special study was completed regarding this issue and the results are addressed under the Open Lands Section of the text.

#### Flood Plain

It is the policy of this Plan to recognize and protect both property and life within those areas in the Plan that are subject to flood hazards. These hazards are periodic because of the nature of the desert climate, however, their intensity is great when they occur. The Plan recognizes the flood hazards in (1) the Mojave River with the boundaries of the current flood plain and A-2-T zones; (2) the dry lake in Fairview Valley; (3) the borrow pit in the dry lake near Deadman's Point being the boundary of flood hazard for said dry lake; and (4) the 2,909-foot elevation as the high water line of the Apple Valley Dry Lake with a 100-year frequency flood.

Flood hazard mitigation measures recommended by the Plan are exclusive for each flood hazard area, and include:

- Retain the existing flood plain and A-2-T zoning along the Mojave River.
- Preclude development in the dry lake in Fairview Valley with the exception of agriculture, recreation, and similar open uses.
- Preclude development in the borrow pit in the dry lake near Deadman's Point. In addition, require floodproofing of the area surrounding the borrow pit prior to developing.
- Recognize the flood hazards that affect the land below the 2,909 foot elevation in the Apple Valley Dry Lake area with one of the following four development policies. These policies either recognize the flood plain or floodproof some of the area affected:
  1. Make no change to natural topographic conditions. In this case, the entire area below 2,909-foot



elevation would be subject to flood hazard and flood plain restrictions. Flood plain restrictions preclude the construction of structures for human occupancy, gradually eliminate existing structures, and promote recreation and agricultural uses; however, the design of any recreation facility must recognize the flood hazards.

2. Allow development on building pads to elevate above the 2,909-foot elevation if sewage systems are floodproofed. However, this proposal would lead to property isolation by flood waters and unsightly building pad/borrow pit combinations.
3. Allow development on building pads to elevate above 2,909 feet for only those lots around the perimeter of the dry lake area, if sewage systems are floodproof.
4. Allow development only after an efficient network of drainage retention basins and drainage channels are completed. This can be accomplished only through community action and financial support. This proposal would require interim land use measures that would recognize the problem until the floodproofing projects are completed. Multiple uses in conjunction with the drainage retention basin is a viable alternative. Multiple uses possible for this area could be public uses such as a park or sewage treatment plant.

While these alternative policies cover a range of possibilities, the plan recommends that, prior to construction of a long term solution, an interim policy of floodproofing in accordance with policy #2 be adopted. The proposed interim policy recognizes the 100-year frequency flood, however, floods of a greater magnitude could inundate areas above the 2,909-foot elevation.

The interim policy would allow development under the following conditions:

1. In no case should parcels of less than 2 1/2 acres be permitted, and in the interior of the lake further division of existing parcels shall be discouraged. It should be noted that there are varying degrees of flood hazards within the dry lake. Land below the 2,904-foot elevation should not be further subdivided.
2. The lot upon which the house is to be placed must accurately be located on a property boundary map and, within the boundaries of a lot, the contours and elevations of the property must be accurately shown.
3. A soils test must be completed for the property to be built on and the tests must provide the information necessary to determine percolation, strength, compaction needs, and stability.
4. A grading plan for the property and its access must be prepared and must show how the location of the house and the septic tank are to be floodproofed. The volume of any fill must be taken from the dry lake area below elevation 2,909.
5. Upon completion of the elevations, boundary line information, the soils tests and the grading plan, the information shall be submitted to the County for review by Flood Control, Road Department, Health Department, Planning Department, and Building and Safety, and must meet all health and safety requirements prior to the issuance of any building permit.
6. Because of the flood hazard associated with the dry lake, the plan recommends that the dry lake area be zoned with a zone designation that will inform prospective buyers of the existence of the dry lake.

The plan recommends a long-term solution such as the construction of a retention basin. The interim development policy should be reviewed for possible change at such time as construction of the retention basin or other types of floodproofing are completed.

### Mobile Home Parks

To prepare for and recognize an increasing demand for mobile homes as an alternative lifestyle, the plan allows for mobile homes in a unique way. Community preferences have clearly indicated that mobile homes should be allowed only in mobile home parks or subdivisions. In order to reflect this community preference, to plan public service support systems for these areas, and to insure attractive well-designed mobile home living areas, these uses are limited to certain areas of the community. Future mobile home parks will be generally located around the core of the community as shown on the map entitled "Potential Mobile Home Park Location" on page 13 of the Apple Valley Community General Plan. There are approximately 1500 acres in potential locations. However, individual mobile home park proposals shall meet the following site and development standards:

#### 1. Criteria for Approving the Site:

- a. To insure the availability of necessary public services, the site should be within or contiguous to area shown in the 1-2 dwelling units per acre category on the map.
- b. To reduce costs for provision of public services and to reinforce existing land use patterns, the site is encouraged to locate near or adjacent to existing mobile home parks.
- c. To insure adequate planning and utilization for services such as transportation, or community centers, the site must have easy access to such services.
- d. To provide for the safety of future residents, the site should be free from regional drainage problems.

#### 2. Criteria for Design:

- a. The maximum density allowed shall be seven DU/Acre.



- b. The site should be designed so that the mobile homes are visually screened from the adjacent residential areas.
- c. The development must have a potable water system acceptable to the Environmental Health Services Department and the Apple Valley Fire Protection District.
- d. The development must have a sewer connection to each space and be connected to a sewage treatment collection system in order to protect the quality of the underground water.
- e. The development should be so designed as to blend into the community and should include screening of a quality and type native to the community.
- f. As a condition of continued operation, any required landscaping or screening shall be maintained in a healthy, growing state.
- g. Approval of a mobile home park shall be by means of a duly approved public hearing of the site and development plan.

#### Tourist Commercial

This category is devoted to providing commercial uses oriented to the needs of the tourist passing through Apple Valley. Six locations of this category have been provided for by the Plan. They are the Deadman's Point area, the Apple Valley Inn area, the Corwin Road and Waalew Road area, the Bear Valley Cutoff and Cottontail Road area, and the Boulder Interchange area.

#### Private Recreation (may be open to the public)

Private recreation areas in Apple Valley, such as the Apple Valley Golf Course and Country Club, and the Spring Valley Lake Equestrian Center are encouraged and recognized by the Plan. These recreation areas will serve both the residents of the area and the tourists.

- The facility should be located where it can most efficiently serve the group that will be using it.
  - Recreational facilities should be designed to meet the needs of the community.
  - The nature of the recreation facility should enhance the rural character of the community.
  - Site review should be obtained prior to development of any private recreation facility.
- B. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:
- Equestrian Trails and Bike Routes
  - Collector Road Network
  - Potential Mobile Home Park Location

2. BIG BEAR LAKE COMMUNITIES

A. RETAINED PORTION OF THE COMMUNITY GENERAL PLAN TEXT

Circulation

Emergency Access Route (Collector): A two-lane street of high standards, designed, constructed and specifically identified as an emergency access route to serve as an alternate access route in an emergency situation.

Commercial Recreation

The purpose of Commercial Recreational areas is:

- To assure that all future improvements intended to accommodate large numbers of people or noise-generating activities will be developed to standards limiting the problems of the activities or use to the immediate area.
- To assist in the development of precise plans providing for future expansion, solution to anticipated difficulties and stabilization of character.

- To assure that commercial uses be directly oriented to the day-use visitor.

Typical uses recommended in the Commercial Recreation Areas are:

- Retail outlets - directly recreation-oriented (i.e., ski shop, saddlery store, boat supplies and service, curio shop and restaurant).
- Recreation uses - (complementing main recreation attraction) amusement center.

#### Resort Tourist

The Resort-Tourist Element is designed to provide those uses necessary to accommodate the tourist and recreationist who come to Big Bear Valley. It is designed to encompass those properties which lie along Highway 18 on the south shore.

The objectives of resort tourist are:

- To provide an area to serve the needs of the day-use, weekend and holiday visitors.
- To exclude those uses not beneficial or required in this type of area.
- To encourage the preservation of trees and natural terrain, maintaining the mountain atmosphere with tactful architectural design and building placement.
- To promote tasteful advertising structures with compatible colors and a design that complements the natural landscape.

#### B. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP

- Emergency Access Routes
- Commercial Recreation Areas
- Scenic Routes
- Marina Designations



3. EAST SAN BERNARDINO, HIGHLAND, EAST HIGHLAND

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN TEXT

Housing

Policy: Recognize the constraints of the natural feature within the area and allow only very low residential densities in the environmentally sensitive areas in accordance with the Foothill Development Standards.

Policy: Require that development occur only when and where public services can be provided at a reasonable cost and adequate accessibility can be made to the site. (See Phasing Policies.)

As this plan is designed for joint use by both the City of San Bernardino and the County of San Bernardino, the density proposals are specified in both net density and gross density.

The equivalent net and gross densities are shown below. These are approximations in accordance with existing standards of each jurisdiction. As each jurisdiction will administer the procedure, conflict should not arise.

City of San Bernardino Densities <u>in Net Acreage</u>	County of San Bernardino Densities <u>in Gross Acreage</u>
0-3 DU/AC*	0-2 DU/AC
4-7 DU/AC	2-4 DU/AC
8-13 DU/AC	4-8 DU/AC
15-36 DU/AC	9-20 DU/AC

\*DU/AC = dwelling units per Acre

A total of four residential densities are recommended in the plan in order to implement the housing policies and community needs and desires.

County - 0-2 DU/Gross Acre

City - 0-3 DU/Net Acre

This land use is applicable to those areas where major environmental constraints must be dealt with in utilizing the

site. Specifically, a density from 0-2 DU/Gross Acre or 0-3 DU/Net Acre is shown for the foothills and adjacent areas of environmental sensitivity. In these environmentally sensitive areas, special standards are recommended that determine the total allowable units on the basis of the individual characteristics of the site. (See Foothill Conservation and Development Area.)

In addition, the areas immediately adjacent to the flood plain areas along City Creek, Plunge Creek and the Santa Ana River are shown for low density residential where continuation of light agricultural uses and low density residential uses not exceeding 1 dwelling unit for each acre would be permitted.

County 2-4 DU/Gross Acre  
City - 4-7 DU/Net Acre

This category provides for housing on a range of lot sizes, from the minimum of 7,200 square feet to one-half acre size lots. While single family dwellings will predominate, a variety of housing types, including one-half acre ranch lots, conventional subdivisions, condominium and mobile home parks, are compatible with the intent of this category.

County - 4-8 DU/Gross Acre  
City - 8-14 DU/Net Acre

This category provides for housing densities accommodating single family dwellings, duplexes, low-density apartments, town houses and mobile home parks.

County - 9-20 DU/Gross Acre  
City -15-36 DU/Net Acre

This category provides for higher-density development which is essential to serving a variety of desirable lifestyles and income levels. Housing of this density can include duplexes, apartments, town houses, or mobile home parks.

For the areas shown for residential development on the East San Bernardino/Highland/East Highland General Plan, with the exception of the flood-prone areas, a Planned Unit Development (PUD) would be permitted.

### Commercial

One of the major planning issues involved in the formulation of this plan was the type, location and role of the commercial facilities in the planning area. In the past, the commercial development has spread eastward following the developing residential areas. This form of development has a major influence on the visual appearance of the area. It is recommended that emphasis be placed on developing centers of commercial activity rather than continuing to reinforce the linear development that presently exists. The following policies relate to the commercial areas shown on the General Plan.

- Promote the concept of future commercial development occurring in centers which are convenient and can serve the day-to-day needs of the residents.
- Encourage upgrading of the visual standards for the commercial areas to insure acceptable visual appearance of future development.
- Recognize the anticipated future demand when allocating future commercial areas. For example, a neighborhood commercial center should be built as the neighborhood that it serves is developed, not prior to.
- Recognize and enhance the integrity of the existing commercial centers when possible.

The plan specifies four types of commercial development. Each serves a different function in the provision of commercial services within the community.

#### 1. General Commercial

The areas shown for General Commercial can provide both light and heavy commercial services that are aimed at servicing the entire community. Expansion of commercial services where a range of uses can be provided and the problems of parking and traffic access can be more effectively addressed. General Commercial is also shown in the Highland downtown core. Efforts should be made to refurbish and preserve this commercial area due to both its location and historical value.



2. Neighborhood Commercial

These small neighborhood centers are intended to serve the day-to-day commercial purchases of a small local neighborhood and are located in relationship to these neighborhood areas.

3. Administrative - Professional

The area along Waterman Avenue in proximity to the hospital complex has transitioned from residential and commercial uses to a clustering of the administrative and professional complexes, including medical, legal and dental services and should continue into the future.

4. Commercial/Industrial

This land use designation is shown along Waterman Avenue in the southern portion of the planning area. This location along a high volume traffic corridor that is adjacent to industrial uses has lent itself to the location of commercial uses which are oriented to the manufactured industrial product. Similar commercial-industrial uses would be permitted in this area.

In addition to these commercial areas shown on the General Plan, smaller commercial development (commercial convenience centers) should be permitted in conjunction with servicing local neighborhoods. Criteria for these service centers include that the centers be small in size and be located within service areas relatively isolated from other commercial areas.

Specific policies guide development of these small commercial areas which include:

- a. The site (entire commercial, parking and landscaped area) should not exceed two acres in size and only those independent commercial services and retail uses intended to serve the local neighborhood should be permitted.

- b. The landscaping, architecture, sign regulations, vehicular access, parking areas, yards and setbacks should conform to the residential character of the neighborhood. In order to insure conformity for these isolated facilities, it is recommended that all development be reviewed by the Commission and conditions of approval be required.
- c. Commercial facilities at this scale should be located at a principal collector street or highway that generally serves the residential neighborhood.

#### Phasing Program

The land use recommendations of the plan are set forth as the ultimate development pattern; that is, the use that will be permitted when all lands have developed. Of equal importance, however, is the aspect of when a particular area should be allowed to develop. A comparison of the holding capacity of the plan (120,000 people) and the projected population (95,000 by 1995) indicates that a substantial portion of the now-undeveloped land will remain, so far, well into the future. The following policies shall guide the timing potential for development of a particular area.

- 1. The logical extension of sewer and water systems should be encouraged. Premature commitment of services to remote areas require subsidization of such costs in addition to not fully utilizing existing commitments.
- 2. The additional commitment of County-maintained roads made necessary by proposed development, whether through extension or improvement of existing systems, should be maximized prior to commitment of major resources.
- 3. The cost/revenue impact to other public services, such as schools, parks, library and health facilities, should be weighed before development is permitted.
- 4. Additional commercial services, particularly neighborhood centers, should be extended in accordance

with the location and intensity of future growth patterns.

Of particular concern is the East Highland area. The citrus production is declining but growth projections point out that not all of the citrus will transition within the next twenty years. Agriculture should be retained as much as possible through support for changes in the property tax system, actions to improve air quality and recognition that the East Highland citrus area is also a valuable historic and cultural resource.

#### Special Policy Areas

##### 1. Foothill Conservation and Development Area.

The lower portions of the San Bernardino Mountains along the northeasterly boundary of the planning area are recommended for Special Development standards because of their terrain, fire and seismic hazards, watershed and flood characteristics and because they are very desirable as potential residential areas. These standards address how many units will be permitted on any particular site and further, how the development shall be designed.

#### Maximum Micro-Density (within High Fire Hazard Areas)

<u>Slope</u>	<u>City</u>	<u>Unincorporated</u>
0 to 15%	7 DU/Net AC	4 DU/Gross AC
15% to 30%	3 DU/Net AC	2 DU/Gross AC
30% and over	1 DU/Net AC	1 DU/3-5 Gross AC or no structural development

#### Maximum Micro-Density (outside Fire Hazard Areas)

<u>Slope</u>	<u>City</u>	<u>Unincorporated</u>
0 to 15%	14 DU/Net AC	8 DU/Gross AC
16% to 25%	7 DU/Net AC	4 DU/Gross AC
26% to 40%	3 DU/Net AC	1 DU/Gross AC
40% and over	1 DU/Net AC	1 DU/3 Gross AC

##### 2. Seismic Hazard



Density transfer from those portions required to be kept open because of seismic hazards will be permitted as long as the other foothill standards can be met.

### 3. Additional Standards

Additional concerns of aesthetics and public safety should be directed towards the following:

In the development of the area, cuts and fill should be minimized to prevent scarring of the hillsides. Resulting contours should either match or blend with the natural contours found on the site or should look like contours that would normally occur. Substantial landscaping should follow all cuts and fills to provide stability and restore aesthetic values of the area. A maximum cut and fill of 15 feet in runs of 200 feet with provisions for slope and soil stability will be permitted. Proposed cuts or fills that exceed this will require a specific review and approval of the grading plan by the County Planning Director or the City Engineer.

Natural drainage courses should be respected and proposed changes should insure that erosion settling and down-course drainage problems will be minimized. To insure this, a drainage analysis shall be prepared for development involving more than four dwelling units and/or parcels.

As the foothills serve as a visual backdrop for most of the East Valley, location of units onto the hillside should attempt to preserve this scenic amenity. It is recommended that units be located so that roof lines do not eliminate the ridge outline of the hills, as much as possible.

These standards are intended to reflect general developmental policies for the foothills. Their purpose is to show the jurisdiction's intention regarding the type and design of development desired in the foothills. In this way, these standards will act as guidelines for the developer and for the review function of the governing authorities.

Proposed Developments - Mentone Dam

The Community General Plan for the East San Bernardino/ Highland/East Highland area must recognize those factors that will have a definite impact on the future growth of the community. The Mentone Dam is a major development proposal which would require substantial changes to the Plan's recommendation for both land use and circulation. The General Plan map illustrates the alternative patterns that would result should the Mentone Dam proposal become the adopted policy for the East Highland area.

B. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

- oMentone Dam Alternative
- oFoothill Development

4. HESPERIA-BALDY MESA:

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

- oCollector Road Network
- oEquestrian Trails
- oEquestrian Mobile Home Park (shown on Community Plan map and in General Plan amendment)

5. LOWER COLORADO RIVER LAND USE PLAN (AS IMPLEMENTED BY BUREAU OF LAND MANAGEMENT FRAMEWORK AND ACTIVITY PLAN-NOW KNOWN AS THE YUMA DISTRICT MANAGEMENT PLAN)

The Lower Colorado River Land Use Plan (under separate cover) is retained in its entirety as part of the Consolidated General Plan until a new plan is adopted for the area.

6. LUCERNE VALLEY:

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN TEXT:

Flood Control: Lucerne Valley has an acute problem relative to drainage because of the lack of natural drainage channels. The sheet overflow of mountain storm runoff waters has caused considerable damage to soils and structures in the past. An effort should be made to direct all runoff waters to established sink basins for proper percolation into the underground storage basin. The current interim project of the San Bernardino

County Flood Control District is a step toward alleviating some of the immediate problems of the developed areas.

B. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

°Collector Road Network

7. SILVER LAKES:

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

°Collector Road Network

°Equestrian Center

8. SUMMIT VALLEY:

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN TEXT:

Recreational Vehicle Parks

Two areas of high density are proposed specifically for Recreational Vehicle Parks (RVP). These locations were determined by applying all of the following location criteria: (a) along major highways, (b) near commercial service areas, and (c) adjacent to public open space.

B. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

°Recreational Vehicle Park areas.

9. TWENTYNINE PALMS:

A. RETAINED PORTIONS OF COMMUNITY GENERAL PLAN MAP:

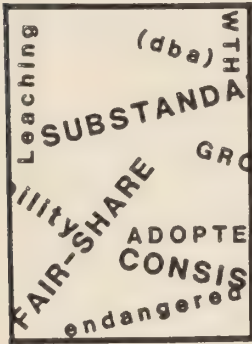
°Equestrian Routes

°Bike Lanes



# SECTION 3

## GLOSSARY





A-WEIGHTED SOUND  
LEVEL, (dbA):

The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network.

65 dbA: The approximate noise level in a noisy office or department store. Noise levels greater than 65 dbA may produce extra auditory/physiological effects.

5 dbA Contour: The maximum permissible exceeded outside noise level for a particular land use category, as defined in the Government Noise Quality Standards. For example: "Very sensitive land uses" e.g. hospitals, churches, etc., have a maximum daytime noise quality standard of 45 dbA. This level may be exceeded by 5 dbA for 6 minutes per hour without violation of the law.

ACCESSIBILITY FOR  
THE DISABLED:

Accessible services, structures or facilities are those which may be entered and/or used by individuals despite handicapping conditions. Accessibility also includes responding to the needs of people with sight or hearing disabilities in addition to those with developmental, activity, manual or mobility impairments, so that they may enjoy the full and free use of those services, structure or facilities.

ACTION MEASURES:

Activities, projects, programs, regulatory guidelines and/or procedures which enable agencies or individuals to implement policies.

ADOPTED GROWTH  
FORECAST:

Population, housing and growth trends for the County or specific areas within the County which have been determined from Census Bureau or other data. These are prepared by the Southern California Association of Governments (SCAG) in conjunction with the County for use in planning decisions.

AGRICULTURAL LAND  
USE CATEGORY:

(See Section 1, Chapter 6, Maps.)



AGRICULTURAL  
PRESERVE:

Designated areas of existing, viable and productive agricultural land within which contracts can be enforced under the provisions of the Williamson Act, to stay in agricultural use for a designated period of time. Under this contract, land is granted certain tax advantages for continuation of agricultural use.

AGRICULTURAL USE:

The use of land for the cultivation of food or fiber or the grazing or pasturing of livestock usually for commercial purposes.

ALQUIST-PRIOLO  
GEOLOGIC HAZARD  
ZONE ACT:

Also known as the Alquist-Priolo Special Studies Zone Act of 1972, its purpose is to provide for public safety in hazardous fault zones. The Act requires the delineation of potential damage areas, called "Special Studies Zones," along known active faults throughout California. It requires local governments to withhold approval of construction permits in those zones until geologic investigation has determined that the site is not threatened by surface displacement from future faulting.

ARTERIAL STREET:

(See Road System)

BEDROOM COMMUNITY:

A community that is predominately residential, having few if any non-residential services or facilities, and that serves as a residential area for an adjoining or nearby city or metropolitan area.

BENEFICIAL OR  
ENDANGERED FISH,  
BIRDS OR OTHER ANIMALS:

Beneficial: Those species which do not contribute to a strain on an ecosystem. They may also serve to eradicate pest species for agricultural or health purposes.

Endangered: An animal species which has been diminished in quantities sufficiently large enough to question the future propagation of the species.

BREAK/BULK FACILITIES:	A point in the shipping process at which a commodity is unloaded, sorted, sized or repackaged to facilitate distribution to another destination.
BUFFER:	A strip of land established to separate incompatible land uses. Normally a buffer area is landscaped and retained as open space. The term may be used more broadly to describe any area that separates two unlike districts, such as multi-family housing district between single family housing and commercial uses.
CAPITAL FACILITIES:	Physical facilities or equipment - such as roads, libraries, schools, city halls, water and sewer systems.
CAPITAL IMPROVEMENT PROGRAM:	A plan for the expenditure of budgeted funds for construction or refurbishing of capital improvements (e.g. physical facilities or equipment - such as roads, libraries, schools, city halls, water and sewer systems).
CHANNEL ACQUISITION:	The buying or leasing of drainage courses for the purpose of routing or controlling water runoff or floods.
COLLECTOR:	(See Road System)
COMMERCIAL FEASIBILITY DEMONSTRATIONS:	The construction and operation of a small scale power plant using an experimental power generation mode for the sole purpose of determining the economic, technical and environmental ramifications of using the power generation mode on a large scale.
COMMERCIAL LAND USE CATEGORY:	(See Section 1, Chapter 6, Maps.)
COMMUNITY PLAN:	(See Section 2, page 1)

COMPREHENSIVE  
GENERAL PLAN:

An official public document consisting of map(s) and text adopted by a local government as a policy guide to decisions pertaining to the physical development of a community, city or county. It is the County's statement of goals, policies and action steps necessary for orderly development and growth. When adopted by a public or governing body, it serves as a guide for many public decisions, especially land use changes and preparation of capital improvement programs, and the enactment of growth management legislation.

CONFLAGRATION  
POTENTIAL:

The potential risk of the spread of fire by direct "leaping of flame" from a burning source to a fuel source.

CONSERVATION:

The planned management, protection and use of natural resources in order to prevent the wasteful exploitation, destruction or neglect of these resources. Implicit in conservation is the concept of wise use as distinguished from non-use.

OF ENERGY: The reduction of energy consumption in residential, commercial and industrial uses.

CONSISTENCY:

A review to ensure that all plans and actions conform to guidelines set forth in the General Plan, Community Plans, and Specific Plans.

CONTIGUOUS:

Abutting the area or object in question. A parcel of land shall be defined as contiguous to an urbanized area only when one or more of the following conditions exists:

- A. An urbanized area physically abuts the subject parcel on one or more sides and provides access by dedicated public streets.
- B. An urbanized area exists not more than 600 feet from the subject parcel and provides access to the subject parcel by dedicated public streets.



- C. An area approved for urbanization by the County but has not been developed exists separating the subject site from an urbanized area through which access will be provided to the site by dedicated public streets.
- D. All lands separating the subject site from the urbanized area have been found to be undevelopable due to health and safety considerations but access to the subject site can be provided through this area by dedicated public streets without significant impact to the environment or to public safety.

CORRIDORS:

A passageway or route.

SCENIC CORRIDORS: The visible land area inside or outside the highway right-of-way in a designated or proposed scenic route; generally described as "the view from the road".

PIPELINE AND TRANSMISSION LINE CORRIDORS: A strip of land reserved for pipelines or electrical power lines.

FREEWAY CORRIDORS: Strips of land used for or proposed for freeway development.

500 KV TRANSMISSION LINE CORRIDOR: A strip of land utilized for the routing of high energy (500 thousand volts) electrical cables and towers. Generally, there are 2 sets of towers with 500 KV lines within one corridor.

COUNTY SUBSTANDARD  
STRUCTURE ABATEMENT  
PROGRAMS:

A program in which unsafe or dilapidated structures are identified and owners are given notice to renovate such structures to conform to Building and Safety regulations. If such structures cannot be renovated, condemnation and demolition of the structure may occur.

CULTURAL RESOURCE DAMAGE:	Any destruction or harm done to or inflicted upon paleontologic, archaeologic or historic remains which could contribute to the study and interpretation of biological and cultural development.
CURB CUT:	The lowering of a curb to permit access by vehicles, wheelchairs, carts and pedestrians.
DECENTRALIZED METHODS OF ENERGY PRODUCTION:	The production of energy in locations close to users of the energy. This includes production of energy at the place of consumption, as in solar water heat for individual homes.
DECIBEL (dba):	A measure of sound pressure on a logarithmic scale with respect to a standard reference value.
DEFENSIBLE SPACE:	Arrangement of urban development in such a manner that inhibits crime by utilizing the proprietary concerns of residents. Key ingredients in designing defensible space include: improving the natural capability of residents to visually survey the public areas of their residential environment; enhancing spheres of territorial influence within which residents can easily adopt proprietary attitude; and enhancing safety through the strategic geographic location of intensively used community facilities.
DESERT SPECIAL SERVICE CENTER:	(See Section 1, Chapter 6, Maps)
DEVELOPMENT CODE:	Regulations and provisions adopted by San Bernardino County to which all actions and undertakings necessary for project planning, land acquisition, demolition or construction of a project must conform prior to approval.
DEVELOPMENT REVIEW COMMITTEE:	A committee consisting of representatives from various public agencies whose function is to review and make recommendations on development proposals.

DIRECTIONAL SIGNS:	Signs used for the purpose of transportation or traffic flow information.
ECONOMICALLY UNDERSIZED AGRICULTURAL LAND PARCELS:	The farming of a tract of land which by monetary standards is not profitable in its present size and scope with the rate of return of any locally viable crops.
ELECTRICAL SELF-SUFFICIENCY:	Not being dependent upon outside sources to satisfy electrical needs. Electrical self-sufficiency can be achieved by reducing or eliminating energy consumption, producing one's own energy or a combination thereof.
EMISSIONS:	A term commonly used in air quality discussions to describe any gaseous or particulate pollutant emitted into the atmosphere by industry, automobiles or other sources.
ENERGY FACILITY:	A general term for structures used to distribute gas and oil and to generate and distribute electricity. Energy facilities include power plants, transmission lines (220 KV or larger) and pipelines.
ENERGY FACILITY SITING:	The process by which an energy facility or power plant is located, and the conditions by which construction and operation are determined.
ENVIRONMENTAL CONSTRAINTS:	Environmental factors which limit or inhibit the potential for land development, including but not limited to flood hazards, seismic hazards, air quality and water supply.
ENVIRONMENTAL IMPACT REPORT (EIR):	An informational document used in the decision-making process which identifies the effects that a proposed project or activity will have on the natural and man-made environments. It must be prepared in accordance with the California Environmental Quality Act of 1970, (CEQA) and



must address nine mandatory issues: Project description, environmental setting, adverse environmental effects, short and long-term use, irreversible environmental changes, growth inducement alternatives to the project, and natural and human environmental resources.

ENVIRONMENTAL IMPACTS: Projected long or short term effects (adverse) which a development project or plan may have on the natural and built environment if the project is carried out.

ENVIRONMENTAL REVIEW  
COMMITTEE (ERC): A committee of technical experts called to assist in the review of projects according to CEQA Guidelines. The experts advise the Planning Agency on technical issues related to a project and provide criteria for determining potential for significant adverse impact.

EROSION: Those processes by which surface material or soil is loosened or dissolved and removed from its original or existing location usually by wind, water and abrasion.

HOUSING SUPPLY: The number of existing inhabitable residential dwelling units within the County. The term housing stock may be used interchangeably.

FAIR-SHARE  
(Air Quality): An attempt to make all communities and cities contribute to the reduction in hydrocarbon and particulate matter emissions by the use of regulations and voluntary incentive programs.

FAIR-SHARE HOUSING  
ALLOCATION: An attempt to improve the access of moderate and low income persons to housing and economic opportunities within the Southern California region through allocation of Federal and State housing funds and through the provision of housing in various price ranges within cities and communities.

FIRE SAFETY GUIDES  
FOR CALIFORNIA  
WATERSHEDS:

A reference document for planning issues within Wildland Hazardous Fire Areas. County Supervisors Association of California; Fire Safety Guides for California Watersheds, Sacramento; California Office of State Printing, 1865, 25 pp.

FREEWAY CORRIDOR:

(See Corridor)

FREEWAY:

(See Road System)

FRONTAGE:

The side of a lot or parcel of land contiguous with the street or highway.

GEOHERMAL POWER:

The production of electricity by utilizing steam or hot water extracted from the earth to turn electrical turbine generators.

GOALS:

General statements that describe a desired end state toward which effort should be directed.

GRADING ORDINANCE:

An authoritative document which sets conditions and regulations for excavation or fill, site preparation, reclamation or any combination of these and shall include the condition resulting from any excavation or fill.

GRADING PROVISIONS:

One or more standards contained in the grading ordinance.

GREEN BELTS:

Reserved areas of unbuilt land around and between cities and communities.

GROUND SHAKING  
LEVELS:

The physical movement of the land surface due to earthquakes, the extent of which is dependent upon the magnitude of the tremor, the subsurface material of the area, and the proximity to the epicenter of the quake. Ground shaking levels may be measured on the Modified Mercalli Intensity Scale.

GROWTH  
MANAGEMENT:

The approval and/or regulation of development in a manner to cause this development to conform to

a predetermined plan. In San Bernardino County, growth management means the assurance that necessary public services and facilities are or will be available when approving new developments.

GROWTH  
MONITORING:

A process which follows the amount and rate of population growth within a city or other specified area. It normally involves some estimation of population growth for small areas through the analysis of development applications (zone changes, subdivision, etc.) from submittal through review to final approval and issuance of building permits.

HAZARDOUS LAND:

An area subject to or containing elements which pose a potential threat to life or property. Flood plains, earthquake fault zones, nuclear or chemical waste disposal sites, or areas of inherently unsafe soil conditions are examples.

HIGH EFFICIENCY POWER  
GENERATION MODES:

Those facilities where the net energy required to produce another form of energy is minimal, such as solar or geothermal power. (Also See Net Energy Use)

HIGH SECURITY  
PUBLIC FACILITIES:

Governmental facilities such as prisons or military bases, which are normally closed to the general public.

IMPORTATION  
MEASURES (WATER):

Actions taken to ensure a sufficient supply and quality of water to an area of high demand. These measures may be in the form of delivery from other areas by truck, pipeline or canal.

INCOMPATIBLE  
LAND USES:

The contiguous occurrence of an unlike land use which may have an adverse effect on an adjacent land use such as residential uses adjacent to general industrial uses.



INCOMPATIBLE LAND USE CHARACTERISTIC:	Attributes of a land use which are detrimental to the character of another land use. An unpleasant odor from an area would be representative of an incompatible land use characteristic.
INDUSTRIAL LAND USE CATEGORY:	(See Section 1, Chapter 6, Maps.)
INFRASTRUCTURE:	The basic utilities and services necessary to support development, e.g., sewer, water, and roads.
INTERREGIONAL:	Between regions such as between the valley region and mountain region, or between the valley region and the L.A. metropolitan area.
INTERREGIONAL TRANSPORTATION FACILITIES:	Facilities such as freeways, interstate highways and airports which serve a large area. Also refers to a type of transportation mode such as railroads, monorail, bus or air transit.
INTERIM LAND USES:	A provisional or temporary land use oftentimes used while studies are being conducted to evaluate the long-term use.
JOINT UTILITIES MANAGEMENT PLAN:	A plan developed for San Bernardino County to minimize the adverse impacts associated with the siting of major utilities and transmission line corridors, ensure citizen and local government involvement in energy related matters, conserve energy while controlling peak load demand, and encourage the use of energy resources that have minimal impact on the environment.
KNOX-NISBET ACT:	The Knox-Nisbet Act of 1963 created Local Agency Formation Commissions to make decisions on which governmental entity will control an area. The Act defines the power and process for review of proposals to incorporate, annex, consolidate, etc., by evaluating population, density, land

use, topography, the need for public services and other factors. (See also Local Agency Formation Commission)

LAND USE: The manner in which land is developed and used. The general categories of land use include residential, commercial, industrial, public, quasi-public, agricultural and recreational.

LAND USE AREAS: The classification of land uses on the Countywide Diagram which includes Rural Conservation, Rural and Urban Areas. (See the area in question for a complete description.)

LAND USE CATEGORIES: The classification of land uses on the regional maps which includes Rural Conservation, Agriculture, Rural Living, Public/Quasi-Public, Residential, Commercial, Industrial, Mixed Use, Mountain and Desert Community, and Desert Special Service Center. (For a complete description of these categories, see Section 1, Chapter 7.)

LAND USE DISTRICT: A mapped area of defined legal power. Land use districts are found on Community Plan Maps. They identify generally the uses permitted. Land uses are further defined and regulations specified in the Development Code. The use and status of Community Plan land use districts are very much the same as zoning districts.

LAND USE INTENSITY: The density of development versus open space of an area or property. For example, multiple family residential is a higher land use intensity than single family residential.

LAND USE PATTERNS: The mosaic of different land use types within the defined spatial context of a map or aerial photo.

LANDSLIDES: The perceptible downward sliding of a mass of earth and/or rock.

LEACHING: The washing or draining of dissolved minerals or pollutants from the soil surface to the subsurface.

LEAPFROGGING:	The process in which development "jumps over" more accessible land at the urban fringe, in favor of land further away due to lower land costs and related expenses.
LIQUEFACTION:	A temporary fluid condition in water saturated, loose, sandy soil caused by shock, such as an earthquake. It can cause serious soil settlement, slumping or failure of structure foundations.
LOCAL AGENCY FORMATION COMMISSION (LAFC):	A state agency with the responsibility and authority to approve or deny (with or without modification) all proposals for the establishment (incorporation) of cities and special districts, reorganization or dissolution of them, and or proposals to annex. The LAFC must also establish a sphere of influence for cities and special districts.
LOCAL STREET:	(See Road System)
MAJOR ARTERIAL:	(See Road System)
MINERAL RESOURCES:	A collective term for all mineral deposits of a particular kind, or for mineral deposits in general.
MINIMUM PARCEL SIZE:	The smallest unit of land permitted through subdivision within a specific land use designation, as outlined in the Development Code.
MINING AND RECLAMATION PLAN:	A plan required by County Ordinance No. 2062 for all surface mining operations. The plan requires measures to be taken which provide for reclamation of mined lands to a usable condition that is readily adaptable for alternative land uses and creates no danger to public health or safety.
MITIGATION MEASURES:	Necessary steps taken to lessen potential impacts of development or actions on the environment.



MIXED LAND USE:	The unspecified mixtures of compatible land uses within one building or within a section or sections of a community. Normally, such areas are designated in the Development Code text and in the community plan. Mixed Use Land Use Category (See Section 1, Chapter 6, Maps.)
MOUNTAIN AND DESERT COMMUNITY:	(See Section 1, Chapter 6, Maps.)
MUDSLIDE:	The flow of mud and debris in a downslope direction due to slope failure, caused by poor structural and water retention properties of the soil. They are generally experienced after heavy precipitation, fast snowpack melt, or the result of an earthquake or any combination thereof.
MULTI-USE CENTERS:	Areas of service, retail and publicly-oriented facilities that are centrally located along collector streets or major arterials and serve the local residents.
NATIONAL FOREST LANDS:	Lands within the boundary of the San Bernardino National Forest and under the jurisdiction of the U.S. Forest Service.
NATURAL HAZARDS:	Any one or combination of naturally occurring phenomena such as earthquakes, forest and brush fires, landslides, mudslides, etc., as they pose a potential threat to the man-made environment.
NET ENERGY USE:	The amount of energy required to construct, fuel, operate and dismantle an energy facility, and the amount of energy lost in the transmission process, relative to total energy produced.
NOISE CONTOUR:	A mapped line connecting points where the same sound pressure level prevails. Contours form bands of varying width emanating from a noise source, and approximate true ambient noise levels.
NOISE HAZARD OVERLAY DISTRICT:	(See Overlay District)

OFF-SITE SIGNS:	Advertising or identification of a business, function, establishment or product at a location other than the property on which that business, function, or establishment is conducted.
ON-SITE SIGNS:	Advertising or identification which is conducted on a parcel or lot and advertises or identifies the business, function, establishment or product that is carried on or produced on that property.
OPEN SPACE:	<p>Land where basic natural values have been retained. Open space can include wilderness areas as well as a small park in the middle of a city, pastures, forested areas, agricultural groves, vineyards, golf courses, floodwashes, etc.</p> <p>The function of open space may differ, dependent upon the location. It may have a protective function, as in the case of open space in flood plain areas, where it serves to protect health and safety. It can have a structural or buffer function to space and separate conflicting land uses. It may serve the function of recreation or a scenic function to provide aesthetic views of forests or mountains.</p>
OVERLAY DISTRICTS:	An area within which a set of standards and requirements are employed to deal with special physical characteristics such as flood plains or geologically hazardous areas. Overlay Districts are described in the Development Code text, and are mapped and imposed in conjunction with, and in addition to those of the underlying land use district. (Also see Land Use District)
PARCEL:	A legally defined lot, or contiguous group of lots in single ownership or under single control, and usually considered a unit for purposes of development.
PARK AND RIDE:	A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

PEAK LOAD  
MANAGEMENT:

A gas or electrical utility company program or activity which is intended to redistribute or decrease the demand for gas or electricity during periods when the consumption is greatest.

PERFORMANCE  
STANDARDS:

A minimum requirement or maximum allowable limit on the effects or characteristics of a use. Performance standards regulate by setting characteristics of a use rather than by setting more arbitrary "general" standards. Characteristics regulated include many factors such as traffic generation, air pollution, dust, glare, vibration, noise, fire hazard, odors, visual impact and others.

PIPELINE AND  
TRANSMISSION LINE  
CORRIDORS:

(See Corridors)

-POLICIES:

Statements, more specific than goals, which are guides for decisionmaking, imply commitments to goals and define directions for action toward fulfillment of these goals.

PRE-ZONE:

The process by which a city determines the actual future zoning of specified parcels of land before these parcels are annexed to the city.

PREMATURE  
DEVELOPMENT:

The building or construction of sizable new projects in an area usually outside of the city limit boundaries or in an area where necessary public facilities can or can not economically be provided by city or county jurisdictions.

PUBLIC FACILITIES:

Any civil or service-oriented facility available to the general public such as schools, fire protection, water and sewerage, rapid or mass transit routes, public golf courses, libraries, public health centers, etc.

RECLAIMED WATER:

Domestic or industrial waste water that has been used for one purpose and then is recovered,



- screened, and purified for reuse again. (Also see Resource Recovery and Secondary Uses)
- RECREATIONAL USE: Public use of land for walking, hiking, skiing, riding, driving, picnicking, camping, swimming, boating, fishing, hunting or other outdoor games or sports for which land or facilities are provided for public participation.
- REHABILITATION: The restoration of deteriorated structures, neighborhoods and public facilities. It may involve repair, renovation, conversion, expansion, remodeling or reconstruction or any combination thereof.
- RELATED LAND USE: A land use that is supportive of the predominant land use of an area. For example; a neighborhood commercial center is a supportive use in the residential land use category. (For a more detailed discussion, see Section 1, Chapters 6 and 7.)
- RESIDENTIAL LAND  
USE CATEGORY: (See Section 1, Chapter 6, Maps.)
- RESOURCE RECOVERY: The process of obtaining usable materials or energy from wastes.
- ROAD SYSTEM: The classification of streets and highways by their diverse functions and design. The following is the commonly used hierarchy of streets and highways for planning purposes:
- LOCAL STREET: A roadway allowing access to abutting land serving local traffic only.
- COLLECTOR: A street used by traffic to travel from local streets to secondary or major highways; usually it allows direct access to abutting properties.
- EMERGENCY ACCESS ROUTE: A two-lane street of high standards, designed, constructed and specifically identified as an emergency access route to serve as a collector or distributor of

neighborhood traffic and as an alternate access route in an emergency situation.

MAJOR HIGHWAY: A street or thoroughfare which serves through traffic movement across urban areas or to major traffic generators and attractors. It is subject to controlled access from properties fronting on the right-of-way; intersecting streets are subject to appropriate spacing.

SECONDARY HIGHWAY: A street serving traffic from collector streets and major highways and providing for traffic movement to and from traffic generators and attractors. The street is subject to controlled access from the properties fronting on the right-of-way; intersecting streets are subject to appropriate spacing.

MOUNTAIN SECONDARY HIGHWAY: A controlled access, moderate speed, two-lane highway, designed and constructed to accommodate high volumes of inter-community traffic.

MOUNTAIN EXPRESSWAY: A limited access, high speed, four-lane highway, designed and constructed to accommodate large volumes of inter-community traffic. The mountain expressway connects intensely developed areas and points of interest.

FREEWAY: A multi-lane highway with full grade separation (i.e., intersections are separated by under or overpasses) median strips and fencing or landscaping strips along the sides. It basically services intercity and interstate traffic.

RURAL AREA: (See Section 1, Chapter 6, Maps.)

RURAL  
CONSERVATION AREA: (See Section 1, Chapter 6, Maps.)

RURAL  
CONSERVATION  
LAND USE CATEGORY: (See Section 1, Chapter 6, Maps.)

RURAL LAND USE CATEGORY:	(See Section 1, Chapter 6, Maps.)
SECONDARY HIGHWAY:	(See Road System)
SCENIC CORRIDOR:	(See Corridors)
SCREENING:	The use of landscaping, earth, fences, walls, trees, shrubs, or other materials for visual, background, noise or sun exposure control.
SEISMIC SAFETY HAZARD AREAS:	Areas where there exists a potential hazard due to ground rupture from earthquakes. Seismic safety hazard areas encompass active or potentially active faults within the County (includes Alquist-Priolo Special Studies Zones). Hazard area boundaries extend approximately 660 feet on each side of known active or potentially active faults.
SITE PLANNING:	A process to develop a plan that shows how a parcel of land may be developed, taking into consideration the natural and man-made characteristics of the parcel.
SLUDGE:	A semi-liquid mass composed of solids removed from sewage during wastewater treatment.
SMOG EPISODE:	<p>An air pollution emergency in which certain manufacturing plants, business and governmental agencies are required to take special mitigating actions to reduce or eliminate the emission of air contaminants. A plan explaining the actions which will be taken to curtail or cease operations causing air pollution must be on file with the Southern California Air Quality Management District. There are three episode stages:</p> <p>STAGE 1 EPISODE (Health Advisory): Persons with respiratory or cardiac disease are notified through mass communications media to take precautions against exposure and exertion. Schools are notified so that they may curtail students' participation in strenuous activities. Abatement actions for this stage are mainly</p>



voluntary except for the burning of combustible refuse, which is banned and the implementation of first stage episode plans by specified manufacturing plants, businesses and governmental agencies.

STAGE 2 EPISODE (Warning): This is an intermediate stage. Abatement action needed in this situation can range from voluntary to mandatory measures.

STAGE 3 EPISODE (Emergency): Mandatory abatement measures must be taken. The State can take action if local efforts are not adequate.

SOLID WASTES:

Any variety of waste, including household garbage, metal, glass, shattered concrete, bricks from demolished houses, radioactive wastes and mining talus.

SPECIAL DISTRICT:

A governmental entity created by the vote of citizens or Board of Supervisors in a given area to provide services within that area. Special Districts can provide services such as water, fire protection, park and recreational, and sewers.

SPECIFIC PLAN:

Specific Plans are developed and adopted through use of Section 65450 of the California Government Code. By law and by definition, these Specific Plans are part of the General Plan. These Plans are, therefore, consistent with the General Plan. Specific Plans use the regulatory aspects of zoning along with the policy guidance of master plan. Changes in a Specific Plan may occur at will, so long as each change (individually or cumulatively) does not cause an inconsistency between the Specific Plan and the General Plan.

SPHERE OF INFLUENCE:

A plan for the service area of a city or special district; the area within which annexation to a specific city or district will be considered by the LAFC.

STAND OF NATIVE  
TREES:

A plant community particularly trees, possessing sufficient uniformity to be distinguishable from adjacent communities.

NATIVE TREES: Any indigenous woody plant having one well defined stem and a more or less definitely formed crown (but not excluding unbranched cactuses, yuccas and palms) and attaining somewhere in its natural or planted range a height of at least eight (8) feet and a diameter of not less than two (2) inches.

STRIP COMMERCIAL  
DEVELOPMENT:

Developed area along a major thoroughfare characterized by long rows of assorted retail stores, gas stations and fast food restaurants with little depth from the road.

SUBDIVISION:

The division, by any subdivider, of any unit or units of land, or any portion of land shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future except for leases of agricultural land for agricultural purposes. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as well as a community apartment project.

SUBSIDENCE:

The sinking of the earth's surface, usually due to mining, groundwater extraction, oil and gas withdrawal, earthquakes or other physical forces.

SUBSTANDARD LOT:

A unit of land; the area, width or other characteristic which fails to meet the requirements of the land use district in which it is located.

SUBSTANDARD  
HOUSING UNIT:

A dwelling unit which is either dilapidated or unsafe, thus endangering the health or safety of the occupant, or does not have adequate plumbing or heating facilities.

THOROUGHFARE:	(See Road System)
TRANSPORTATION RIGHT-OF-WAY:	The acquired right which an agency possesses to pass across and improve the lands of another for access purposes.
UNINCORPORATED COMMUNITIES:	A definable urban area which is not legally a city, but has the physical characteristics of one. An unincorporated community does not have independent jurisdiction for planning within its boundaries.
URBAN AREA:	(See Section 1, Chapter 6, Maps.)
URBAN SERVICES:	The provision of water, gas, electricity, schools, recreational facilities, fire and police protection, waste disposal, circulation and other services which are necessary for high intensity uses.
VMT MINIMIZATION MEASURES:	Methods of reducing the current number of vehicle miles traveled (VMT) and minimizing future VMT. These measures may include carpooling, public transit, non-motorized transportation, travel substitution, parking limitations and public education.
WATER PRICE DIFFERENTIAL:	The difference in cost of water between agricultural and urban uses. Agriculture is afforded a lower rate per unit of water to ensure a high amount and quality of food and fiber production.
WHEELCHAIR RAMPS:	The lowering of a curb or construction of a gradual incline to permit access by wheelchairs.
WILDLAND HAZARDOUS FIRE AREAS:	Areas within the County that are susceptible to high or extreme fire hazard due to ruggedness of



the terrain, types and amounts of vegetation and climatic factors.

WILLIAMSON ACT:

Also known as the California Land Conservation Act of 1965, it enables local government to establish agricultural "preserves" through contract with land owners. (Also see Agricultural Preserve)

208 AREAWIDE WASTE  
TREATMENT PROGRAM:

A plan mandated by Section 208 of the Federal Water Quality Act, which provides for public involvement and opportunity to establish areawide environmental policy and programs; restoration of impaired beneficial uses of water; development of water treatment management programs; a mechanism in management which can be achieved consistent with growth policies and air quality management programs.



# SECTION 4



## **TECHNICAL APPENDICES** (DOCUMENTS UNDER SEPARATE COVER)





(DOCUMENTS UNDER SEPARATE COVERS)

1. San Bernardino County General Plan - 1966
2. West End General Plan - 1966
3. The Conservation Plan Including General Plan of the San Bernardino Mountains - 1966
4. Conservation and Open Space Report - 1973
5. Noise Element - 1974
6. Scenic Routes Element - 1974
7. Seismic and Public Safety Element - 1974
8. Vol. II Seismic and Public Safety Element Background Report, Part 1 - 1974
9. San Bernardino County General Plan Amendment (Housing Element) - 1969
10. Housing Element - 1980
11. Housing Element Amendment - 1981
12. 1985 - 1990 Housing Element Update - 1986
13. Population and Housing Bulletin - 1978, 1979, 1984
14. The Farms Report (Future Agricultural Resources Management Study) - 1979
15. Vol. II Background Report, Agricultural Resources Management Plan - 1979
16. Interim Sewage Disposal Policy - 1979
17. Chino Hills Community General Plan - 1974
18. Hesperia/Baldy Mesa Community General Plan - 1974
19. A Development Guide for the Community of Muscoy - 1964

20. Needles General Plan - 1969
21. Economic and Land Use Analysis Needles Area General Plan - 1967
22. Twentynine Palms Community General Plan - 1976
23. Twentynine Palms Community General Plan (Summary) - 1976
24. Background Report, Twentynine Palms Land Use and Circulation, General Plan Study
25. Apple Valley General Plan - 1975
26. Apple Valley Community General Plan (Background Summary ) - 1976
27. Apple Valley Community General Plan (Summary) - 1976
28. East San Bernardino, Highland, East Highland Community General Plan - 1975
29. East San Bernardino, Highland, East Highland Community Plan (Summary) - 1976
30. Hilltop Communities General Plan - 1972
31. Lucerne Valley General Plan - 1970
32. Grand Terrace Community General Plan (Summary) - 1976
33. Summit Valley Community General Plan - 1970
34. College Area General Plan - 1965
35. Planning Data, California State College, San Bernardino - 1965
36. Big Bear Lake Communities General Plan - 1970
37. The Crest Forest Communities General Plan - 1967
38. Joint Utilities Management Program Plan - 1976
39. Joint Utilities Management Program Technical Background - 1975
40. S.C.E. Land Use Summary - 1974
41. Streamlining Final Report, First Year - 1975-1976



42. Streamlining Final Report, Second Year - 1976-77
43. Air Quality Plan - 1976
44. Air Quality Plan Appendix - 1975
45. 208 Areawide Waste Treatment Management Plan - 1979
46. Solid Waste Management Master Plan - 1974
47. Solid Waste Management Master Plan 1986
48. SCAG Growth Forecast Policy - 1978, 1982
49. Lower Colorado River Land Use Plan - 1964
50. Technical Supplement West End 1985 Area Plan - 1965
51. Technical Supplement Desert General Plan - 1966
52. Technical Supplement East Valley General Plan - 1966
53. Environmental Impact Report for Consolidated General Plan - 1979
54. Yucca Valley Community General Plan - 1968
55. Yucaipa Valley General Plan - 1965
56. Loma Linda/West Redlands General Plan - 1968
57. Lake Arrowhead Communities General Plan - 1964
58. Fire Safety Guide for California Watersheds - 1965
59. Southwestern Desert Area Report and General Soil Map - 1970
60. General Plan of Parker Strip Regional Park - 1969
61. General Plan of Regional Parks, San Bernardino County - undated, mid 60's
62. Emergency Management Plan, San Bernardino County - 1986
63. California Desert Conservation Area Plan - 1980

64. Forest Service Management Plan
65. Alquist-Priolo Special Studies Zones Act, Fault Rupture Hazard Zones  
in California - 1985

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